

## 價單 Price List

### 第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of the Development	星凱•堤岸 The Arles	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of Development	坳背灣街1號 (臨時) 1 Au Pui Wan Street (provisional)		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			1,335

印製日期 Date of Printing	價單編號 Number of Price List
12 October 2021	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
13 October 2021	3A	-
28 October 2021	3B	✓
16 November 2021	3C	✓
30 December 2021	3D	-
23 May 2022	3E	-
5 February 2023	3F	-
7 February 2023	3G	-

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)) 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.)									
座號 Tower Number	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
第1座 Tower 1	42	A^	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	19,683,000	289,656 (26,926)	-	-	-	-	-	-	-	-		
第1座 Tower 1	41	A^®	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	19,536,000 20,318,000	287,493 (26,725) 299,001 (27,795)	-	-	-	-	-	-	-	-		
第1座 Tower 1	39	A^®	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	19,308,000 20,080,000	284,138 (26,413) 295,498 (27,469)	-	-	-	-	-	-	-	-		
第1座 Tower 1	38	A^®	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	19,206,000 19,975,000	282,637 (26,274) 293,953 (27,326)	-	-	-	-	-	-	-	-		
第1座 Tower 1	36	A®	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	18,676,000 19,423,000	274,837 (25,549) 285,830 (26,570)	-	-	-	-	-	-	-	-		
第1座 Tower 1	31	A®	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	18,276,000 19,008,000	268,951 (25,001) 279,723 (26,003)	-	-	-	-	-	-	-	-		
第1座 Tower 1	30	A	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	18,175,000	267,464 (24,863)	-	-	-	-	-	-	-	-		
第1座 Tower 1	28	A®	67.953 (731) 露台 Balcony: 2.284 (25); 工作平台 Utility Platform: 1.500 (16)	17,975,000 18,695,000	264,521 (24,590) 275,117 (25,575)	-	-	-	-	-	-	-	-		
第1座 Tower 1	43	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,872,000	315,339 (29,294)	-	-	-	-	-	-	-	-		
第1座 Tower 1	42	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,823,000	313,774 (29,148)	-	-	-	-	-	-	-	-		
第1座 Tower 1	41	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,775,000	312,240 (29,006)	-	-	-	-	-	-	-	-		
第1座 Tower 1	40	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,724,000	310,611 (28,855)	-	-	-	-	-	-	-	-		
第1座 Tower 1	38	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,626,000	307,481 (28,564)	-	-	-	-	-	-	-	-		
第1座 Tower 1	37	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,440,000	301,540 (28,012)	-	-	-	-	-	-	-	-		

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.)									
座號 Tower Number	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
第1座 Tower 1	36	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,391,000	299,974 (27,866)	-	-	-	-	-	-	-	-		
第1座 Tower 1	33	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,295,000	296,908 (27,582)	-	-	-	-	-	-	-	-		
第1座 Tower 1	32	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,246,000	295,343 (27,436)	-	-	-	-	-	-	-	-		
第1座 Tower 1	31	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,197,000	293,778 (27,291)	-	-	-	-	-	-	-	-		
第1座 Tower 1	29	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,100,000	290,679 (27,003)	-	-	-	-	-	-	-	-		
第1座 Tower 1	27	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,872,000	283,396 (26,326)	-	-	-	-	-	-	-	-		
第1座 Tower 1	23	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,777,000	280,362 (26,045)	-	-	-	-	-	-	-	-		
第1座 Tower 1	19	B	31.306 (337) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,585,000	274,229 (25,475)	-	-	-	-	-	-	-	-		
第1座 Tower 1	42	D	42.945 (462) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,029,000	280,102 (26,037)	-	-	-	-	-	-	-	-		
第1座 Tower 1	38	D	42.945 (462) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,789,000	274,514 (25,517)	-	-	-	-	-	-	-	-		
第1座 Tower 1	36	D	42.945 (462) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,670,000	271,743 (25,260)	-	-	-	-	-	-	-	-		
第1座 Tower 1	46	E	53.258 (573) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	14,332,000	269,105 (25,012)	-	-	-	-	-	-	-	-		
第1座 Tower 1	42	E <sup>®</sup>	53.258 (573) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	14,136,000 14,702,000	265,425 (24,670) 276,052 (25,658)	-	-	-	-	-	-	-	-		
第1座 Tower 1	41	E	53.258 (573) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	14,070,000	264,186 (24,555)	-	-	-	-	-	-	-	-		

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.)									
座號 Tower Number	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
第1座 Tower 1	39	E	53.258 (573) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,939,000	261,726 (24,326)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	38	E	53.258 (573) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,873,000	260,487 (24,211)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	36	E	53.258 (573) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,548,000	254,384 (23,644)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	42	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,913,000	322,070 (29,949)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	41	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,850,000	320,023 (29,758)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	40	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,785,000	317,912 (29,562)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	38	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,658,000	313,785 (29,178)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	37	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,457,000	307,255 (28,571)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	36	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,395,000	305,241 (28,384)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	33	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,268,000	301,114 (28,000)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	32	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,204,000	299,035 (27,807)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	31	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,142,000	297,021 (27,619)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	29	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	9,016,000	292,927 (27,239)	-	-	-	-	-	-	-	-	-	
第1座 Tower 1	27	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,760,000	284,610 (26,465)	-	-	-	-	-	-	-	-	-	

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座號 Tower Number	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
第1座 Tower 1	23	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,638,000	280,646 (26,097)	-	-	-	-	-	-	-	-		
第1座 Tower 1	19	F	30.779 (331) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,148,000	264,726 (24,616)	-	-	-	-	-	-	-	-		
第1座 Tower 1	42	G	50.351 (542) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,884,000	255,884 (23,771)	-	-	-	-	-	-	-	-		
第1座 Tower 1	38	G	50.351 (542) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,617,000	250,581 (23,279)	-	-	-	-	-	-	-	-		
第1座 Tower 1	36	G	50.351 (542) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,305,000	244,384 (22,703)	-	-	-	-	-	-	-	-		
第1座 Tower 1	9	G	50.351 (542) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,484,000	208,218 (19,343)	-	-	-	-	-	-	-	-		
第1座 Tower 1	46	H	52.803 (568) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,648,000	258,470 (24,028)	-	-	-	-	-	-	-	-		
第1座 Tower 1	42	H	52.803 (568) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,416,000	254,076 (23,620)	-	-	-	-	-	-	-	-		
第1座 Tower 1	41	H	52.803 (568) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,337,000	252,580 (23,481)	-	-	-	-	-	-	-	-		
第1座 Tower 1	39	H	52.803 (568) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,182,000	249,645 (23,208)	-	-	-	-	-	-	-	-		
第1座 Tower 1	38	H	52.803 (568) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,104,000	248,168 (23,070)	-	-	-	-	-	-	-	-		
第1座 Tower 1	36	H	52.803 (568) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	<del>12,819,000</del> 13,332,000	<del>242,770</del> (22,569) 252,486 (23,472)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	A®	62.541 (673) 露台 Balcony: 2.204 (24); 工作平台 Utility Platform: 1.500 (16)	<del>16,396,000</del> 17,052,000	<del>262,164</del> (24,363) 272,653 (25,337)	-	-	-	-	-	-	-	-		
第3座 Tower 3	41	A	62.541 (673) 露台 Balcony: 2.204 (24); 工作平台 Utility Platform: 1.500 (16)	16,298,000	260,597 (24,217)	-	-	-	-	-	-	-	-		

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座號 Tower Number	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
第3座 Tower 3	39	A	62.541 (673) 露台 Balcony: 2.204 (24); 工作平台 Utility Platform: 1.500 (16)	16,103,000	257,479 (23,927)	-	-	-	-	-	-	-	-		
第3座 Tower 3	38	A	62.541 (673) 露台 Balcony: 2.204 (24); 工作平台 Utility Platform: 1.500 (16)	16,005,000	255,912 (23,782)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	A	62.541 (673) 露台 Balcony: 2.204 (24); 工作平台 Utility Platform: 1.500 (16)	15,585,000	249,197 (23,158)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	B	47.604 (512) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,973,000	272,519 (25,338)	-	-	-	-	-	-	-	-		
第3座 Tower 3	38	B	47.604 (512) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,672,000	266,196 (24,750)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	B	47.604 (512) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,522,000	263,045 (24,457)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	C^@	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	27,495,000	313,055 (29,095)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	C^@	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	28,595,000	325,580 (30,259)	-	-	-	-	-	-	-	-		
第3座 Tower 3	41	C^@	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	28,399,000	323,348 (30,052)	-	-	-	-	-	-	-	-		
第3座 Tower 3	39	C^	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	26,933,000	306,656 (28,501)	-	-	-	-	-	-	-	-		
第3座 Tower 3	38	C^@	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	27,817,000	316,721 (29,436)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	C^	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	26,000,000	296,033 (27,513)	-	-	-	-	-	-	-	-		
第3座 Tower 3	31	C^	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	25,264,000	287,653 (26,734)	-	-	-	-	-	-	-	-		
第3座 Tower 3	30	C^@	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	26,084,000	296,990 (27,602)	-	-	-	-	-	-	-	-		
第3座 Tower 3	28	C^@	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	25,700,000	292,617 (27,196)	-	-	-	-	-	-	-	-		

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)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
座號 Tower Number	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
第3座 Tower 3	18	C <sup>®</sup>	87.828 (945) 露台 Balcony: 3.105 (33); 工作平台 Utility Platform: 1.500 (16)	22,906,000 23,823,000	260,805 (24,239) 271,246 (25,210)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	42	D <sup>®</sup>	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	18,131,000 18,857,000	288,425 (26,781) 299,975 (27,854)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	41	D	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	18,036,000	286,914 (26,641)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	39	D	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	17,846,000	283,892 (26,360)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	38	D	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	17,752,000	282,396 (26,222)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	36	D	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	17,313,000	275,413 (25,573)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	31	D	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	16,940,000	269,479 (25,022)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	30	D	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	16,848,000	268,016 (24,886)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	28	D	62.862 (677) 露台 Balcony: 3.275 (35); 工作平台 Utility Platform: 1.500 (16)	16,662,000	265,057 (24,612)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	43	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,158,000	314,635 (29,190)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	42	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,106,000	313,025 (29,040)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	41	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,056,000	311,476 (28,897)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	40	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,005,000	309,896 (28,750)	-	-	-	-	-	-	-	-	-	
第3座 Tower 3	38	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,903,000	306,737 (28,457)	-	-	-	-	-	-	-	-	-	

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.)									
座號 Tower Number	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
第3座 Tower 3	37	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,713,000	300,852 (27,911)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,663,000	299,303 (27,767)	-	-	-	-	-	-	-	-		
第3座 Tower 3	33	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,563,000	296,206 (27,480)	-	-	-	-	-	-	-	-		
第3座 Tower 3	32	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,512,000	294,626 (27,333)	-	-	-	-	-	-	-	-		
第3座 Tower 3	31	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,463,000	293,108 (27,193)	-	-	-	-	-	-	-	-		
第3座 Tower 3	29	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,363,000	290,011 (26,905)	-	-	-	-	-	-	-	-		
第3座 Tower 3	27	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,130,000	282,794 (26,236)	-	-	-	-	-	-	-	-		
第3座 Tower 3	23	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,031,000	279,727 (25,951)	-	-	-	-	-	-	-	-		
第3座 Tower 3	19	E	32.285 (348) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,833,000	273,595 (25,382)	-	-	-	-	-	-	-	-		
第3座 Tower 3	43	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,117,000	314,349 (29,240)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,065,000	312,733 (29,090)	-	-	-	-	-	-	-	-		
第3座 Tower 3	41	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,015,000	311,179 (28,945)	-	-	-	-	-	-	-	-		
第3座 Tower 3	40	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,964,000	309,595 (28,798)	-	-	-	-	-	-	-	-		
第3座 Tower 3	38	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,864,000	306,488 (28,509)	-	-	-	-	-	-	-	-		



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)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
座號 Tower Number	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
第3座 Tower 3	37	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,673,000	300,553 (27,957)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,624,000	299,031 (27,815)	-	-	-	-	-	-	-	-		
第3座 Tower 3	33	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,524,000	295,923 (27,526)	-	-	-	-	-	-	-	-		
第3座 Tower 3	32	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,473,000	294,339 (27,379)	-	-	-	-	-	-	-	-		
第3座 Tower 3	31	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,425,000	292,847 (27,240)	-	-	-	-	-	-	-	-		
第3座 Tower 3	29	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,324,000	289,709 (26,948)	-	-	-	-	-	-	-	-		
第3座 Tower 3	27	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,092,000	282,501 (26,277)	-	-	-	-	-	-	-	-		
第3座 Tower 3	23	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,993,000	279,425 (25,991)	-	-	-	-	-	-	-	-		
第3座 Tower 3	19	F	32.184 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,798,000	273,366 (25,428)	-	-	-	-	-	-	-	-		
第3座 Tower 3	43	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,137,000	314,501 (29,213)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,085,000	312,888 (29,063)	-	-	-	-	-	-	-	-		
第3座 Tower 3	41	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,036,000	311,368 (28,922)	-	-	-	-	-	-	-	-		
第3座 Tower 3	40	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,985,000	309,785 (28,775)	-	-	-	-	-	-	-	-		
第3座 Tower 3	38	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,883,000	306,621 (28,481)	-	-	-	-	-	-	-	-		

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.)									
座號 Tower Number	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
第3座 Tower 3	37	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,692,000	300,695 (27,931)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,644,000	299,206 (27,793)	-	-	-	-	-	-	-	-		
第3座 Tower 3	33	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,543,000	296,072 (27,501)	-	-	-	-	-	-	-	-		
第3座 Tower 3	32	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,493,000	294,521 (27,357)	-	-	-	-	-	-	-	-		
第3座 Tower 3	31	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,443,000	292,970 (27,213)	-	-	-	-	-	-	-	-		
第3座 Tower 3	29	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,344,000	289,898 (26,928)	-	-	-	-	-	-	-	-		
第3座 Tower 3	27	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,110,000	282,638 (26,254)	-	-	-	-	-	-	-	-		
第3座 Tower 3	23	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,012,000	279,598 (25,971)	-	-	-	-	-	-	-	-		
第3座 Tower 3	19	G	32.232 (347) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,816,000	273,517 (25,406)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	H <sup>@</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	20,572,000	293,433 (27,248)	-	-	-	-	-	-	-	-		
第3座 Tower 3	41	H <sup>@</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	20,482,000	305,186 (28,339)	-	-	-	-	-	-	-	-		
第3座 Tower 3	39	H <sup>^</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	20,299,000	292,149 (27,128)	-	-	-	-	-	-	-	-		
第3座 Tower 3	38	H <sup>^</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	20,210,000	303,845 (28,215)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	H <sup>@</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	19,550,000	289,539 (26,886)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	H <sup>@</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	20,332,000	288,270 (26,768)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	H <sup>@</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	19,550,000	278,855 (25,894)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	H <sup>@</sup>	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	20,332,000	290,010 (26,930)	-	-	-	-	-	-	-	-		

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.)									
座號 Tower Number	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
第3座 Tower 3	31	H^	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	19,196,000	273,806 (25,425)	-	-	-	-	-	-	-	-		
第3座 Tower 3	30	H^	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	19,108,000	272,551 (25,309)	-	-	-	-	-	-	-	-		
第3座 Tower 3	28	H^	70.108 (755) 露台 Balcony: 2.422 (26); 工作平台 Utility Platform: 1.500 (16)	18,930,000	270,012 (25,073)	-	-	-	-	-	-	-	-		
第3座 Tower 3	46	J	51.308 (552) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,576,000	264,598 (24,594)	-	-	-	-	-	-	-	-		
第3座 Tower 3	42	J	51.308 (552) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,345,000	260,096 (24,176)	-	-	-	-	-	-	-	-		
第3座 Tower 3	38	J	51.308 (552) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,037,000	254,093 (23,618)	-	-	-	-	-	-	-	-		
第3座 Tower 3	36	J	51.308 (552) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,700,000	247,525 (23,007)	-	-	-	-	-	-	-	-		
第3座 Tower 3	9	J	51.308 (552) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,712,000	208,778 (19,406)	-	-	-	-	-	-	-	-		

### 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，以了解該發展項目的資料。  
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：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』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／或相關折扣（如有）按售價計算得出之價目，皆以向下捨位到最接近的千位數作為樓價。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded down to the nearest thousand to determine the purchase price.

## (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金額 5%之金額作為臨時訂金。該臨時訂金中的「本票支付部分」(見下表)須以本票支付(除非賣方另外同意)。臨時訂金中餘款以支票支付。上述銀行本票和支票抬頭人為「羅文錦律師樓」或「Lo and Lo」。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the purchase price. The "CO Payment Portion" (see the table below) of the preliminary deposit shall be paid by cashiers' order(s) (unless the Vendor agrees otherwise). Any balance of the preliminary deposit shall be paid by cheque(s). Each cashiers' order and cheque mentioned above shall be payable to "Lo and Lo".

購入之指明住宅物業種類 Type of the specified residential property purchased	本票支付部分 CO Payment Portion
開放式單位、一房單位 Studio, 1-Bedroom Unit	港幣 HK\$200,000
兩房單位、兩房連工作間單位 2-Bedroom Unit, 2-Bedroom with Utility Room Unit	港幣 HK\$300,000
三房單位、其他任何種類 3-Bedroom Unit, any other type	港幣 HK\$400,000

### (A1) 開心 120 付款計劃 Joyful 120 day Payment Plan (照售價減 4% 折扣) (4% discount on the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後 30 天內再付樓價 5%作為加付訂金。

5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser

(3) 買方須於簽署臨時合約後 120 天內或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 天內繳付樓價 90%作為樓價餘款，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 120 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's 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.

### (A2) 75 超輕鬆按揭計劃 Super Easy 75 Payment Plan (照售價減 2% 折扣) (2% discount on the Price)

(只適用於選購第 1 座之 A、D、E、G 及 H 單位、第 3 座之 A、B、C、D、H 及 J 單位及第 5 座之 A、B、C、D、H 及 J 單位之買方 (但不適用於第 1、2、3 及 5 座之 5 樓單位))

(Only applicable to the Purchasers who purchase Flats A, D, E, G and H in Tower 1, Flats A, B, C, D, H and J in Tower 3, Flats A, B, C, D, H and J in Tower 5 (but not applicable to units on 5/F of Tower 1, 2, 3 and 5))

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後 30 天內再付樓價 5%作為加付訂金。

5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.

(3) 買方須於簽署臨時合約後 120 天內或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 天內繳付樓價 90%作為樓價餘款，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 120 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's 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.

買方可向發展商指定之財務機構申請「第一按揭貸款」。詳情請參照以下條款。

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

#### 第一按揭貸款 First Mortgage Loan

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) ~~買方必須於正式合約內訂明的付清成交金額餘款之日前最少 60 日以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 due date of payment of the balance of the purchase price as specified in the ASP.~~
- (ii) ~~第一按揭貸款的最高金額為成交金額的 75%，貸款金額不可超過正式合約列明的應繳付之成交金額餘額。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，有絕對權力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 purchase price of the residential property involved, provided that the loan amount shall not exceed the balance of the purchase price payable. The designated financing company has the absolute right to 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<br>Loan to Value Ratio | 年期的首 12 個月<br>The first 12 months of the tenor | 年期的第 13 個月至 24 個月<br>The 13th to 24th month of the tenor | 其後<br>Thereafter    |
| 最高 75%<br>Up to 75%           | 沒有<br>Nil                                      | P — 3.1% 每年<br>P — 3.1% per annum                        | P 每年<br>P 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 5.5%。~~  
~~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 5.5% 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，有權對貸款金額及/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 has the right to 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。惟第一按揭貸款期內首 12 個月為免息免供期，第 13 個月至 24 個月只須支付利息。~~  
~~The Purchaser(s) shall repay the First Mortgage Loan by monthly instalments. However, principal repayment is not payable and interest payment is waived for the first 12 months of its tenor. Only interest payment is payable during the 13th to 24th month of the tenor.~~
- (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委任之律師行(此律師行並不一定與賣方指定之代表律師相同)辦理，買方須負責支付指定財務機構律師行的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 appointed by the designated financing company (such solicitors may not be the same as the Vendor's solicitors) and all relevant legal costs and disbursements of the designated financing company's solicitors 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，買方仍須按正式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 purchase price in full in accordance with the ASP.~~
- (xii) ~~第一按揭貸款受指定財務機構決定的其他條款及細則約束。~~  
~~The First Mortgage Loan is subject to other terms and conditions as shall be determined by the designated financing company.~~

~~(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軻，一概與賣方無關。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 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 agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor 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情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).~~

#### **(A3) 開心渡聖誕 210 付款計劃 Joy to the world 210 day Payment Plan (照售價減 2% 折扣) (2% discount on the Price)**

~~(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。~~

~~The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.~~

~~(2) 買方須於簽署臨時合約後 30 天內再付樓價 5% 作為加付訂金。~~

~~5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.~~

~~(3) 買方須於簽署臨時合約後 210 天內或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 天內繳付樓價 90% 作為樓價餘款，以較早者為準。~~

~~90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 210 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's 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.~~

#### **(B1) 輕鬆 360 付款計劃 Relax 360 day Payment Plan (照售價減 1.5% 折扣) (1.5% discount on the Price)**

~~(1) 買方須於簽署臨時合約時繳付相等於樓價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。~~

~~The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.~~

~~(2) 買方須於簽署臨時合約後 120 天內再付樓價 5% 作為加付訂金。~~

~~5% of the purchase price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP by the Purchaser.~~

~~(3) 買方須於簽署臨時合約後 360 天內或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 天內繳付樓價 90% 作為樓價餘款，以較早者為準。~~

~~90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 360 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's 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.~~

#### **(B2) “入伙有二按” 付款計劃 2nd Mortgage Stage Payment Plan (依照售價) (The Price)**

~~(1) 買方須於簽署臨時合約時繳付相等於樓價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。~~

~~The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.~~

~~(2) 買方須於簽署臨時合約後 90 天內再付樓價 5% 作為加付訂金。~~

~~5% of the purchase price being further deposit shall be paid by the Purchaser within 90 days after signing of the PASP by the Purchaser.~~

~~(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 天內繳付樓價 90% 作為樓價餘款。~~

~~90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.~~

~~買方可向賣方指定之機構(「指定機構」)申請「二按按揭貸款」。詳情請參閱第(4)(iii)(2)段。~~

~~The Purchaser may apply to the Vendor's designated company (the "designated company") for the "2nd Mortgage Loan". Please refer to paragraph (4)(iii)(2) for details.~~

#### **(B3) “入伙有二按 - 加強版” 付款計劃 Enhanced 2nd Mortgage Stage Payment Plan (依照售價) (The Price)**

~~(1) 買方須於簽署臨時合約時繳付相等於樓價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。~~

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 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 天內繳付樓價 95%作為樓價餘款。  
95% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

買方可向賣方指定之機構(「指定機構」)申請「二按按揭貸款」。詳情請參閱第(4)(iii)(2)段。

The Purchaser may apply to the Vendor's designated company (the "designated company") for the "2nd Mortgage Loan". Please refer to paragraph (4)(iii)(2) for details.

**(C1) 建築期付款 - Stage Payment Plan (依照售價) (The Price)**

- (1) 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 30 天內再付樓價 5%作為加付訂金。  
5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser
- (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 天內繳付樓價 90%作為樓價餘款。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

**(C2) “入伙起 85180 大戶大優惠”一按付款計劃 - “Premium 85180” 1st Mortgage Payment Plan (照售價減 1%折扣) (1% discount on the Price)**

(只適用於本價單第二部份設有符號 “@” 的指明住宅物業)

(Only applicable to a specified residential property marked with a “@” in Part 2 of this price list)

- (1) 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 90 天內再付樓價 5%作為加付訂金。  
5% of the purchase price being further deposit shall be paid by the Purchaser within 90 days after signing of the PASP by the Purchaser
- (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 天內繳付樓價 90%作為樓價餘款。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

買方可向賣方指定之財務機構(「指定財務機構」)申請「一按按揭貸款」。詳情請參閱第(4)(iii)(1)段。

The Purchaser may apply to the Vendor's designated financing company (the “Designated Financing Company”) for the "1st Mortgage Loan". Please refer to paragraph (4)(iii)(1) for details.

**(C3) “入伙起 85180 大戶大優惠 - 加強版”一按付款計劃 Enhanced “Premium 85180” 1st Mortgage Payment Plan (照售價減 1%折扣) (1% discount on the Price)**

(只適用於本價單第二部份設有符號 “@” 的指明住宅物業)

(Only applicable to a specified residential property marked with a “@” in Part 2 of this price list)

- (1) 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 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 天內繳付樓價 95%作為樓價餘款。  
95% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

買方可向賣方指定之財務機構(「指定財務機構」)申請「一按按揭貸款」。詳情請參閱第(4)(iii)(1)段。

The Purchaser may apply to the Vendor's designated financing company (the “Designated Financing Company”) for the "1st Mortgage Loan". Please refer to paragraph (4)(iii)(1) for details.



備註：Note:

- a. 有關臨時合約、正式合約及轉讓契所引致的印花稅（包括但不限於根據香港法例第 117 章《印花稅條例》可徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅）、業權契據及文件核證本之費用、所有登記費用、圖則費用及適當比例之發展項目公契及管理協議（「公契」）製作、登記及完成之費用及其他有關住宅物業的買賣之文件等費用，一概由買方單獨承擔及繳付。
- All stamp duty (including, without limitation, the ad valorem stamp duty, the special stamp duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong) arising from the PASP, the ASP and the subsequent Assignment(s), the charges for certified copies of title deeds and documents, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development ("DMC") and any other documents relating to the sale and purchase of the residential property shall be solely borne and paid by the Purchaser.
- (i) 如買方聘用賣方律師於買賣此發展項目的住宅物業代表他行事直至交易完成：  
If the Purchaser appoints the Vendor's solicitors to represent him, in respect of the purchase of the residential property of the Development until completion:  
買方原須支付有關正式買賣合約及轉讓契之律師費用（不包括業權契據及文件核證本之費用、登記費、圖則費用等及所有代墊付費用，代墊付費用仍須由買方支付）將由賣方支付。  
the legal costs (excluding charges for certified copies of title deeds and documents, registration fees, plan fees and all disbursements which shall still be paid by the Purchaser) of the ASP and the Assignment will be borne by the Vendor.
- (ii) 在任何其他情況下：  
In any other cases:  
買賣雙方須各自負責其有關正式買賣合約及轉讓契之律師費用及代墊付費用。  
each of the Vendor and the Purchaser shall pay its own solicitors' legal costs and disbursements of the ASP and the Assignment.
- (iii) 買方須承擔住宅物業的按揭（如有）之所有法律及其他費用及代墊付費用。  
The Purchaser shall bear all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property.
- (iv) 如買方希望更改付款計劃，可於不早於簽署正式買賣合約後 30 日但不遲於付清樓價餘額之屆滿日前 30 日或(如適用)正式合約內訂明的發展項目的預計關鍵日期前 30 日(以較早者為準)向賣方提出申請，並須承擔有關律師費用及雜費(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。  
If the Purchaser wishes to change the payment plan, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the ASP but not later than 30 days before the due date of settlement of the balance of purchase price or (if applicable) not later than 30 days before the estimated material date for the Development as specified in the ASP (whichever is earlier) and bear all related solicitor's cost and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.
- b. 買方須在成交時繳付公契所委任之管理人或償還予賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代住宅物業已支付的所有費用包括但不限於水及電等設施的按金。  
The Purchaser shall on completion pay to the Manager appointed under the DMC or reimburse the Vendor all management fee deposits, special funds, debris removal fees, advance payments of management fees and other deposits and payments which are payable in respect of the residential property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limitation to utilities deposits for water and electricity already paid by the Vendor in respect of the residential property.

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

除根據上述(4)(i)段所列之售價優惠外，買方還享有以下折扣優惠：

In addition to the corresponding discount on the Price that is listed in paragraph (4)(i) above, the Purchaser will be offered discounts as listed below:

1. **「Club Centralcon」會員優惠**

**Privilege for 「Club Centralcon」 member**

在簽署臨時合約當日，買方如屬「Club Centralcon」會員，可獲 1.25%售價折扣優惠。最少一位個人買方(如買方是以個人名義或如多於一名個人買方，則最少其中一名)或最少一位買方之董事(如買方是以香港註冊成立的公司名義)須為「Club Centralcon」會員，方可享此折扣優惠。為免疑問，每一住宅物業只可享用此折扣優惠一次。

A 1.25% discount on the Price would be offered to the Purchaser of the residential property who is a 「Club Centralcon」 member on the date of signing of the PASP. The individual Purchaser (if the Purchaser is an individual(s) or if more than one, at least one of them) or at least one director of the Purchaser (if the Purchaser is a corporation incorporated in Hong Kong) should be a 「Club Centralcon」 member on the date of signing the PASP in order to enjoy the discount offer. For avoidance of doubt, each residential property can enjoy this discount offer once.

2. **印花稅優惠**

**Stamp Duty Benefit**

買方可獲額外售價 3.75%折扣作為印花稅優惠。

An extra 3.75% discount on the Price would be offered to the Purchaser as the Stamp Duty Benefit.

3. **入伙倒數優惠**

**"Countdown to moving in" Purchase Benefit**

買方可獲額外售價 3%折扣作為入伙倒數優惠。

An extra 3% discount on the Price would be offered to the Purchaser as the "Countdown to moving in" Purchase Benefit.

4. **直達金鐘大優惠**

**"Direct Express to Admiralty" Benefit**

買方可獲額外售價 3%折扣作為直達金鐘大優惠。

An extra 3% discount on the Price would be offered to the Purchaser as the "Direct Express to Admiralty" Benefit.

(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**

1. **一按揭貸款 (「第一按揭貸款」)**

**1st Mortgage Loan ("First Mortgage Loan")**

(此安排只適用於選擇付款計劃 (€2C3) 之買方。)

(This arrangement is only applicable to Purchasers who choose Payment Plan (€2C3).)

(1) 買方必須於正式合約內訂明的付清樓價餘額之日前最少 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 the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the ASP.

(2) 第一按揭貸款的最高金額為樓價的 85%，貸款金額不可超過買方應繳付之樓價餘額。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 85% of the purchase price, provided that the loan amount shall not exceed the balance of the purchase price payable by the Purchaser. The Designated Financing Company will decide the loan amount to be granted to the purchaser after considering the result of 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) 第一按揭貸款年期第 19 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 2.75%。  
The annual interest rate of the First Mortgage Loan from the 19th month of the term of the First Mortgage Loan and thereafter shall be 2.75% above the best lending rate as quoted by the Designated Financing Company from time to time.
- (6) 「最優惠利率」由指定財務機構決定，現決定的年利率為 6.125%。  
The best lending rate is determined by the Designated Financing Company. The current best lending rate so determined is 6.125% per annum.
- (7) 第一按揭貸款年期首 18 個月為免息免供期，其後買方則須照常按月分期償還連本帶息第一按揭貸款。  
No repayment of principal and no payment of interest is required for the first 18 months of the term of the First Mortgage Loan is required and the Purchaser shall repay the principal amount and interest as usual for the rest of the term of the First Mortgage Loan by monthly instalments.
- (8) 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.
- (9) 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/her own solicitors to act for him/her and in such event, the purchaser shall also bear his/her own solicitors' legal costs and disbursements relating to the First Mortgage Loan.
- (10) 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/her 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/her guarantor(s) (if applicable).
- (11) 不論第一按揭貸款獲批與否，買方仍須按正式合約完成住宅物業的買賣及繳付全數樓價。  
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 purchase price in full in accordance with the ASP.
- (12) 第一按揭貸款受指定財務機構決定的其他條款及細則約束。  
The First Mortgage Loan is subject to other terms and conditions as shall be determined by the Designated Financing Company.
- (13) 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轄，一概與賣方及中洲置業有限公司無關。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。賣方及中洲置業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. The Vendor and Centralcon Properties Company Limited shall not be involved in any dispute between the Purchaser 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 Centralcon Properties Company Limited be liable to the purchaser in respect of the First Mortgage Loan.
- (14) 上述第一按揭貸款的條款及條件及批核條件僅供參考，指定財務機構保留不時更改第一按揭貸款條款、條件及批核條件的權利。  
The terms and conditions and approval conditions of the First Mortgage Loan stated above are for reference only, the Designated Financing Company reserves the right to change the terms, conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

## 2. 二按揭貸款(「第二按揭貸款」)

### 2nd Mortgage Loan ("Second Mortgage Loan")

(此安排只適用於選擇付款計劃 (B2B3) 之買方。)

(This arrangement is only applicable to Purchasers who choose Payment Plan (B2B3).)

- (1) 買方必須於正式合約內訂明的付清樓價餘額之日前最少 60 日以書面向指定機構申請本第二按揭貸款。  
The Purchaser shall make a written application to the designated company for this Second Mortgage Loan in not less than 60 days before the date of settlement of the balance of the purchase price stipulated in the ASP.
- (2) 第二按揭貸款金額最高為樓價的 30%，但第一銀行按揭貸款及第二按揭貸款總金額不得超過樓價的 80%。第二按揭貸款年期最長為 25 年或第一銀行按揭貸款之年期，以較短者為準。買方於第二按揭貸

款年期首兩三年買方可享免息免供，其後買方則須照常按月分期償還連本帶息第二按揭貸款。第二按揭貸款年期第三四年及其後之按揭利率為指定機構不時報價之最優惠利率 (P) 加 1% (即 P+1%) (現時 P=5.625%) 計算，最優惠利率 (P) 為浮動利率。最優惠利率以指定機構決定。

The maximum Second Mortgage Loan is 30% of the purchase price, but the total amount of first bank mortgage loan plus the Second Mortgage Loan shall not exceed 80% of purchase price. The maximum tenure of the Second Mortgage Loan shall be 25 years or the tenure of first bank mortgage loan, whichever is shorter. The Purchaser is not required to repay principal and interest for the first ~~two~~three years of the term of the Second Mortgage Loan. The Purchaser shall repay the principal amount and interest as usual for the rest of the term of the Second Mortgage Loan by monthly instalments. Interest rate of the Second Mortgage Loan for the ~~third~~fourth year and thereafter shall be at the prime rate (P) quoted by the designated company from time to time plus 1% (i.e. P+1%) per annum (currently P=5.625%); the prime rate (P) will be quoted by the designated company from time to time, subject to fluctuation. The prime rate is subject to the determination of the designated company.

- (3) 買方須先獲取第一銀行按揭的銀行同意辦理住宅物業之第二按揭，並能出示足夠文件證明第一銀行按揭貸款加第二按揭貸款及買方及其擔保人(如有)之其他貸款之每月總還款額對買方及其擔保人(如有)之每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。

The Purchaser shall obtain the prior consent of the first mortgagee bank for processing the Second Mortgage Loan for the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the first bank mortgage loan, the Second Mortgage Loan and any other loan(s) of the Purchaser and his/her guarantor (if any) to the total monthly income of the Purchaser and his/her guarantor (if any) does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.

- (4) 指定機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的第二按揭貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated company will adjust the loan amount and/or the interest rate as set out in the Second Mortgage Loan plan.

- (5) 第一銀行按揭的銀行，須為指定機構指定及轉介之銀行。

Mortgagee of the first bank mortgage shall be a bank specified and referred by the designated company.

- (6) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

- (7) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定機構要求下提供買方及其擔保人(如有)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))。指定機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof, banking records and borrowing records (including other loans (if any)) upon request by the designated company. The designated company will conduct credit check on the Purchaser and his/her guarantor (if any).

- (8) 第二按揭貸款須由指定機構獨立審批和決定。

The Second Mortgage Loan shall be approved and determined by the designated company independently.

- (9) 所有第二按揭貸款之法律文件必須由賣方或指定機構指定之律師行辦理，並由買方負責支付一切有關律師費用及雜項費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關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 handled by solicitors designated by the Vendor or the designated company and all the legal costs and disbursements relating thereto shall be borne by the Purchaser solely. The Purchaser may choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Second Mortgage Loan.

- (10) 買方敬請向指定機構查詢有關第二按揭貸款詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的全數樓價。

The Purchaser is advised to enquire with the designated company about the details of the Second Mortgage Loan. The approval or disapproval and the loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.

- (11) 第二按揭貸款受指定機構決定的其他條款及細則約束。

The Second Mortgage Loan is subject to other terms and conditions as shall be determined by the designated company.

- (12) 賣方沒有給予或不能被視之為已給予任何就第二按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方提出任何申索。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan. The Vendor is not, and will not, be involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

- (13) 第二按揭貸款純為指定機構與買方之交易。買方與第二承按人之任何纏繞，一概與賣方及中洲置業有限公司無關。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。賣方及中洲置業有限公司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 designated company and the Purchaser. The Vendor and Centralcon Properties Company Limited shall not be involved in any dispute between the purchaser and the designated company. 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 Centralcon Properties Company Limited be liable to the Purchasers in respect of the Second Mortgage Loan.
- (14) (i) 如買方沒有使用第二按揭貸款，在買方按正式合約完成買賣交易的情況下，賣方可就每個住宅物業的樓價提供 12% 的現金回贈。  
If the Purchaser has not utilized the "Second Mortgage Loan", subject to the completion of the sale and purchase in accordance with the ASP, a cash rebate of 12% of the purchase price for each residential property ("12% of the purchase price Cash Rebate") would be offered to the Purchaser.
- (ii) 買方可於完成住宅物業之買賣交易日前最少 60 日，以書面向賣方申請上述樓價 12% 現金回贈，賣方會於收到申請並證實有關資料無誤後將售價 12% 現金回贈直接用於支付部份樓價餘額。  
The Purchaser may apply to the Vendor in writing for the 12% of the purchase price Cash Rebate as aforesaid at least 60 days before the date of completion of sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the 12% of the purchase price Cash Rebate for part payment of the balance of the purchase price directly.
- (15) 買方須就申請第二按揭貸款支付港幣\$5,000 不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
- (16) 第二按揭貸款只適用於個人買方申請。  
Only individual Purchaser(s) are qualified to apply for the Second Mortgage Loan.

### 3. 優越住客車位認購權

#### Premium Option to purchase Residential Parking Space

在買方揀選住宅物業的同時，該單位於價單上設標誌"△"的買方在受制於合約的情形下，在賣方作出出售發展項目的住宅停車位的要約時(賣方無須作出任何出售要約)，可獲認購項目內一個住宅車位之權利(“車位認購權”)。相關買方需依照賣方所訂之期限決定是否購買住宅車位及就該住宅車位簽署相關買賣合約，逾時作棄權論。住宅車位認購權不得轉讓。住宅車位的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。

At the same time when a Purchaser selects a residential property, the Purchaser of a residential property that has a sign "△" in the above price list shall, subject to contract, have an option to purchase a residential parking space in the Development ("Purchase Option") when an offer to sell a residential car parking space of the Development is made by the Vendor (which offer the Vendor is not obliged to make). The relevant Purchaser must decide whether to purchase such a residential parking space and must enter into a relevant sale and purchase agreement in respect of such residential parking space within the period as prescribed by the Vendor, failing which that Purchaser will be deemed to have given up the Purchase Option. The Purchase Option is not transferrable. Price List and sales arrangement details of residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

本段不對賣方構成任何具約束力的責任去出售或邀約出售發展項目的任何住宅停車位或任何買賣合約或協議，且不就發展項目的任何住宅停車位構成任何權利或權益。

Nothing in this paragraph shall constitute any binding obligation on the Vendor's part to sell or offer to sell any residential car parking space or any contract or agreement for sale whatsoever or create any right or interest of and in any residential car parking space(s) in the Development.

#### (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

請參閱上述 4(i)段備註 a。

Please refer to Note a. of paragraph 4(i) above.

#### (v) 買方須為就買賣該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

請參閱上述 4(i)段備註 a。

Please refer to Note a. of paragraph 4(i) above.

(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:

賣方委任的代理：

Agents appointed by the Vendor:

中原地產代理有限公司

**Centaline Property Agency Limited**

世紀 21 測量行有限公司及旗下特許經營商

**Century 21 Surveyors Limited and Franchisees**

宜亨地產有限公司

**E Top Properties Limited**

晉誠地產代理有限公司

**Earnest Property Agency Limited**

迎富地產代理有限公司

**Easywin Property Agency Limited**

晉聯地產有限公司

**Elite Union Property Limited**

名城地產代理有限公司

**Festival Home Property Agency Limited**

金滙地產有限公司

**Gamway Property Agency Limited**

環球大聯盟有限公司

**Global Property Alliance Limited**

鈞洋置業有限公司

**Grand Ocean Properties 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**

香港置業(地產代理)有限公司

**Hong Kong Property Services (Agency) Limited**

香港地產代理商總會有限公司及其特許會員

**Hong Kong Real Estate Agencies General Association Limited & Chartered Members**

仲量聯行有限公司

**Jones Lang LaSalle Limited**

美聯物業代理有限公司

**Midland Realty International Limited**

利嘉閣地產有限公司

**Ricacorp Properties Limited**

第一太平戴維斯(香港)有限公司

**Savills (Hong Kong) Limited**

太陽物業香港代理有限公司

**Sunrise Property HK Agency Limited**

煌城地產有限公司

Wong Shing Properties Limited

請注意：任何人可委任任何地產代理在購買該發展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.thearles.com.hk](http://www.thearles.com.hk)

The address of the website designated by the Vendor for the Development is: [www.thearles.com.hk](http://www.thearles.com.hk)