價單 Price List

第一部份：基本資料　　Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	PARK YOHO Genova	期數 (如有) Phase No. (if any)	2A
發展項目位置 Location of Development	青山公路潭尾段18號 No. 18 Castle Peak Rd Tam Mi		
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)		683	

印製日期 Date of Printing	價單編號 Number of Price List
24 June 2017	2

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「√」標示 Please use "√" to indicate changes to prices of residential properties
		價錢 Price
10 July 2017	2A	√
28 July 2017	2B	
31 July 2017	2C	
28 August 2017	2D	
03 January 2018	2E	√
07 January 2021	2F	

Price List No. 2F

PARK YOHO Genova

第二部份：面積及售價資料　　Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第12座 Tower 12	17	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	~~8,087,000~~ 8,209,000	~~167,028~~ ~~(15,522)~~ 169,548 (15,756)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	16	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,006,000	165,355 (15,367)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	15	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,927,000	163,723 (15,215)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	12	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,849,000	162,112 (15,065)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	11	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,771,000	160,501 (14,916)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	10	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,694,000	158,911 (14,768)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	9	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,617,000	157,321 (14,620)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	8	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,617,000	157,321 (14,620)	-	-	-	-	-	-	-	-	-	-

PARK YOHO Genova

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第12座 Tower 12	7	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,496,000	154,822 (14,388)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	6	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,414,000	153,128 (14,230)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	5	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,340,000	151,600 (14,088)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	3	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,267,000	150,092 (13,948)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	2	C	48.417 (521) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,179,000	148,274 (13,779)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	17	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,965,000	165,653 (15,377)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	16	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,875,000	163,990 (15,223)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	15	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,787,000	162,364 (15,072)	-	-	-	-	-	-	-	-	-	-

Price List No. 2F

PARK YOHO Genova

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第12座 Tower 12	12	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,700,000	160,757 (14,923)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	11	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,615,000	159,186 (14,777)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	10	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,529,000	157,597 (14,630)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	9	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	~~8,445,000~~ 9,856,000	~~156,045~~ ~~(14,485)~~ 182,117 (16,906)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	8	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,445,000	156,045 (14,485)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	7	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,310,000	153,551 (14,254)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	6	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,218,000	151,851 (14,096)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	5	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,136,000	150,335 (13,955)	-	-	-	-	-	-	-	-	-	-

Price List No. 2F

PARK YOHO Genova

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第12座 Tower 12	3	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,055,000	148,839 (13,816)	-	-	-	-	-	-	-	-	-	-
第12座 Tower 12	2	D	54.119 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,958,000	147,046 (13,650)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	17	C	48.292 (520) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	7,981,000	165,265 (15,348)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	16	C	48.292 (520) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	7,895,000	163,485 (15,183)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	15	C	48.292 (520) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	7,809,000	161,704 (15,017)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	12	C	48.292 (520) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	7,724,000	159,944 (14,854)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	11	C	48.292 (520) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	7,640,000	158,204 (14,692)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	17	D	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,696,000	163,782 (15,203)	-	-	-	-	-	-	-	-	-	-

PARK YOHO Genova

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第15A座 Tower 15A	16	D	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,602,000	162,011 (15,038)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	15	D	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,509,000	160,260 (14,876)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	12	D	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,415,000	158,489 (14,712)	-	-	-	-	-	-	-	-	-	-
第15A座 Tower 15A	11	D	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,324,000	156,776 (14,552)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	17	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	14,600,000	169,894 (15,784)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	16	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	14,455,000	168,207 (15,627)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	15	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	14,312,000	166,543 (15,472)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	12	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	14,170,000	164,890 (15,319)	-	-	-	-	-	-	-	-	-	-

Price List No. 2F

PARK YOHO Genova

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第15B座 Tower 15B	11	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	14,031,000	163,273 (15,169)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	10	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,891,000	161,644 (15,017)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	9	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,754,000	160,049 (14,869)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	8	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,754,000	160,049 (14,869)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	7	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,506,000	157,163 (14,601)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	6	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,371,000	155,593 (14,455)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	5	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,264,000	154,347 (14,339)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	3	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,172,000	153,277 (14,240)	-	-	-	-	-	-	-	-	-	-

PARK YOHO Genova

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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15B座 Tower 15B	2	A#	85.936 (925) 露台 Balcony:3.135 (34); 工作平台 Utility Platform:1.700 (18)	13,092,000	152,346 (14,154)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	17	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,614,000	174,536 (16,221)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	16	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,500,000	172,823 (16,061)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	15	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,386,000	171,110 (15,902)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	12	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,273,000	169,412 (15,744)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	11	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,162,000	167,744 (15,589)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	10	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,050,000	166,061 (15,433)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	9	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,942,000	164,437 (15,282)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第15B座 Tower 15B	8	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,942,000	164,437 (15,282)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	7	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,744,000	161,462 (15,006)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	6	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,637,000	159,854 (14,856)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	5	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,552,000	158,577 (14,737)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	3	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,477,000	157,449 (14,633)	-	-	-	-	-	-	-	-	-	-
第15B座 Tower 15B	2	B#	66.542 (716) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,415,000	156,518 (14,546)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	18	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,596,000	159,664 (14,821)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	17	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,578,000	159,330 (14,790)	-	-	-	-	-	-	-	-	-	-

PARK YOHO Genova

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第16A座 Tower 16A	16	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,493,000	157,751 (14,643)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	15	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,409,000	156,191 (14,498)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	12	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,327,000	154,668 (14,357)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	11	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,244,000	153,126 (14,214)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	10	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,162,000	151,603 (14,072)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	9	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,069,000	149,876 (13,912)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	8	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	8,069,000	149,876 (13,912)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	7	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	7,924,000	147,182 (13,662)	-	-	-	-	-	-	-	-	-	-

PARK YOHO Genova

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第16A座 Tower 16A	6	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	7,833,000	145,492 (13,505)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	5	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	7,742,000	143,802 (13,348)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	3	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	7,653,000	142,149 (13,195)	-	-	-	-	-	-	-	-	-	-
第16A座 Tower 16A	2	D	53.838 (580) 露台 Balcony:2.636 (28); 工作平台 Utility Platform:1.500 (16)	7,550,000	140,236 (13,017)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	12	A#	76.875 (827) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:1.700 (18)	12,576,000	163,590 (15,207)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	11	A#	76.875 (827) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:1.700 (18)	12,451,000	161,964 (15,056)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	10	A#	76.875 (827) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:1.700 (18)	12,328,000	160,364 (14,907)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	3	A#	76.875 (827) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:1.700 (18)	11,641,000	151,428 (14,076)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第30A座 Tower 30A	2	A#	76.875 (827) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:1.700 (18)	11,583,000	150,673 (14,006)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	12	B#	66.822 (719) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,137,000	166,667 (15,490)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	11	B#	66.822 (719) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	11,027,000	165,021 (15,337)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	10	B#	66.822 (719) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,917,000	163,374 (15,184)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	3	B#	66.822 (719) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,309,000	154,276 (14,338)	-	-	-	-	-	-	-	-	-	-
第30A座 Tower 30A	2	B#	66.822 (719) 露台 Balcony:2.898 (31); 工作平台 Utility Platform:0.000 (0)	10,259,000	153,527 (14,268)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	12	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	9,385,000	176,759 (16,407)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	11	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	9,293,000	175,026 (16,247)	-	-	-	-	-	-	-	-	-	-

Price List No. 2F

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物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第30B座 Tower 30B	10	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	9,201,000	173,293 (16,086)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	9	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	9,110,000	171,579 (15,927)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	8	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	~~9,110,000~~ 9,247,000	~~171,579~~ ~~(15,927)~~ 174,160 (16,166)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	7	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,946,000	168,490 (15,640)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	6	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,856,000	166,795 (15,483)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	5	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,785,000	165,458 (15,358)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	3	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,724,000	164,309 (15,252)	-	-	-	-	-	-	-	-	-	-
第30B座 Tower 30B	2	A	53.095 (572) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	8,672,000	163,330 (15,161)	-	-	-	-	-	-	-	-	-	-

第三部份:其他資料 Part 3:Other Information

(1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

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

第 52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)
如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止; (ii) 有關的臨時訂金即予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement 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(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
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 (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(M1) 360 日付款計劃
360 Days Payment Plan

(i) 支付條款
The 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，其中港幣$100,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "MAYER BROWN".

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 120 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 90%(樓價餘額)於簽署臨時買賣合約的日期後 360 日內繳付。
   90% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠
   Payment Plan Benefit

   選擇第(4)(M1)段所述的付款計劃之買方，可獲 3%售價折扣優惠。
   A 3% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(M1).

2. 置業售價折扣
   Home Purchase Price Discount

   (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲5%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(M1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(M1)(iii)1段所述之印花稅優惠的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(M1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(M1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 特別折扣
Special Discount

買方可獲7%售價折扣優惠。
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。
If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

5. 港幣$10,000 折扣 **(只適用於附錄 5 所列明的單位)**
HK$10,000 Discount **(only applicable to the Unit as listed in Annex 5)**

(a) 如買方於簽署臨時買賣合約時選擇港幣$10,000折扣，買方可獲港幣$10,000售價折扣優惠。
If the Purchaser chooses the HK$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK$10,000 discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇港幣$10,000折扣，則買方可享有第(4)(M1)(iii)8段所述之家具優惠。為免疑問，就購買每個住宅物業，買方只可享有港幣$10,000折扣或家具優惠的其中一項。
If the Purchaser does not choose the HK$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(M1)(iii)8. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK$10,000 Discount or the Furniture Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(M1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(M1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

買方在按買賣合約(包括所有修改後的買賣合約及補充合約)付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於(視情況而定)：
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (as the case may be):

(i) (就從價印花稅以較高稅率(第1標準)計算)樓價的5%；或
(if ad valorem stamp duty at higher rates (Scale 1) applies) 5% of the purchase price; or

(ii) (就從價印花稅以較低稅率(第2標準)計算)就買賣合約應付的從價印花稅的120%，上限為樓價的4.5%。
(if ad valorem stamp duty at lower rates (Scale 2) applies) 120% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 4.5% of the purchase price.

詳情請參閱附錄1(a)。
Please see Annex 1(a) for details.

(b) 過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向賣方的指定財務機構申請過渡性貸款或(如買方享有印花稅現金回贈但沒有使用過渡性貸款)可獲港幣$5,000現金回贈，過渡性貸款的最高金額相等於(視情況而定)：

The Purchaser may apply for a Transitional Loan from the Vendor's designated financing company or (if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Transitional Loan) shall be entitled to a HK$5,000 Cash Rebate. The maximum Transitional Loan amount shall be equal to (as the case may be):

(i) (就從價印花稅以較高稅率(第1標準)計算)就買賣合約應付的從價印花稅的70%，上限為樓價的5%；或
(if ad valorem stamp duty at higher rates (Scale 1) applies) 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 5% of the purchase price; or

(ii) (就從價印花稅以較低稅率(第2標準)計算)就買賣合約應付的從價印花稅的70%，上限為樓價的2.625%。
(if ad valorem stamp duty at lower rates (Scale 2) applies) 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 2.625% of the purchase price.

詳情請參閱附錄1(b)。
Please see Annex 1(b) for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(M1)(ii)2段所述之置業售價折扣或第(4)(M1)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(M1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(M1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. Super Life 2020 現金回贈 (只適用於個人名義買方)
Super Life 2020 Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%或 1.5%之現金回贈(視情況而定)。詳情請參閱附錄 2。
The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% or 1.5% of the purchase price (as the case may be). Please see Annex 2 for details.

3. 首置買家現金回贈(只適用於個人名義買方)
First-time Purchaser Cash Rebate (only applicable to the Purchaser who is an individual)

如就買賣合約應付的從價印花稅的適用稅率為較低稅率(第2標準)，買方在按買賣合約(包括所有修改後的買賣合約及補充合約)付清樓價餘額的情況下，可獲賣方送出首置買家現金回贈（『首置買家現金回贈』)。首置買家現金回贈金額相等於住宅物業的樓價3%或 (如該住宅物業為『特選住宅物業』)樓價5%(視情況而定)。
If the applicable rates for the ad valorem stamp duty chargeable on the agreement for sale and purchase are lower rates (Scale 2), subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall be entitled to a First-time Purchaser Cash Rebate ("First-time Purchaser Cash Rebate") offered by the Vendor. The amount of the First-time Purchaser Cash Rebate shall be equivalent to 3% of the purchase price or (if the Property is a 'Privileged Residential Property') 5% of the purchase price of the residential property (as the case may be).

上述『特選住宅物業』指期數內的2睡房(連儲物室) 、3睡房(不論是否連儲物室及/或其他房間)或4睡房(不論是否連儲物室及/或其他房間)的住宅物業。為免疑問，『特選住宅物業』並不包括期數內的2睡房(開放式廚房) 、2睡房及開放式單位的住宅物業。
The above-mentioned "Privileged Residential Property" refers to residential properties in the Phase with 2-bedroom (with store room), 3-bedroom (whether or not including store room(s) and/or other room(s)) or 4-bedroom (whether or not including store room(s) and/or other room(s)). For the avoidance of doubt, 'Privileged Residential Property' does not include residential properties in the Phase with 2-bedroom (with open kitchen), 2-bedroom and studio units.

買方必須於付清樓價餘額之日前最少30日以書面(連同就買賣合約應付的所有印花稅的正式繳付收據副本)向賣方申請首置買家現金回贈，賣方會於收到申請並證實有關資料無誤後將首置買家現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with a copy of the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase) for the First-time Purchaser Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the First-time Purchaser Cash Rebate for part payment of the balance of the purchase price directly.

4. 成交優惠及額外成交優惠
Completion Benefit and Extra Completion Benefit

(a) 成交優惠
Completion Benefit

如買方於以下列表訂明的期限內繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出成交優惠(『成交優惠』)。
Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within the period specified in the table below, the Purchaser shall be entitled to a Completion Benefit ("Completion Benefit") offered by the Vendor according to the table below.

成交優惠列表
Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後120日內 Within 120 days after the date of signing of the preliminary agreement for sale and purchase	樓價2% 2% of the purchase price
簽署臨時買賣合約的日期後121日至360日期間內 Within the period from 121 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

(只適用於已使用第(4)(M1)(iii)6段所述的提前入住及延後交易優惠的買方) (only applicable to the Purchaser who has utilized the Early Move-in and Defer Completion Offer as set out in paragraph (4)(M1)(iii)6) 簽署臨時買賣合約的日期後361日至600日期間內 Within the period from 361 days to 600 days after the date of signing of the preliminary agreement for sale and purchase	樓價0.5% 0.5% of the purchase price

買方須於其意欲完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠於成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，買方仍須按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of completion of the 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 upon completion apply the Completion Benefit for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Completion Benefit is approved by the Vendor, 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 agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)).

如上述訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。
If the last day of any period above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(b) 額外成交優惠
Extra Completion Benefit

如買方符合以下全部條件，可獲賣方送出額外成交優惠(『額外成交優惠』)：
If the Purchaser fulfils all of the following conditions, the Purchaser shall be entitled to an Extra Completion Benefit (“Extra Completion Benefit”) offered by the Vendor:

- 買方按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業的交易；及
  the Purchaser completes the purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)); and

- 買方已使用附錄3(a)所述的提前入住及延後交易優惠 – 選項A；及
  the Purchaser has utilized the Early Move-in and Defer Completion Offer – Option A as set out in Annex 3(a); and

- 買方已向賣方(或賣方指定公司)繳交相當於樓價的10%的租務按金。
  the Purchaser has paid to the Vendor (or the Vendor's designated company) the rental deposit equivalent to 10% of the purchase price.

額外成交優惠的金額相當於樓價10%減去(如有)成交當日的租務按金餘額。
The amount of the Extra Completion Benefit shall be equivalent to 10% of the purchase price less (if any) the balance of the rental deposit as at the date of the completion.

買方須於其意欲完成住宅物業的買賣的交易日前最少 30 日，以書面向賣方提出申請額外成交優惠，賣方會於收到申請並確認有關資料無誤後將額外成交優惠於成交時直接用於支付部份樓價餘額。不論額外成交優惠的申請獲賣方批核與否，買方仍須按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Extra Completion Benefit at least 30 days before the intended date of completion of the 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 upon completion apply the Extra Completion Benefit for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Extra Completion Benefit is approved by the Vendor, 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 agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)).

5. 換樓現金回贈
Upgrading Cash Rebate

(a) 如買方(或其中一位買方)及/或買方(或其中一位買方)的家庭成員(指配偶、父母、子女、兄弟或姐妹)(『關連業主』)成功出售(並非送讓契)其舊有住宅物業(『舊有住宅物業』，其他要求見下文)予其他人士(並非買方或其家庭成員)，而舊有住宅物業的轉讓契的日期為以下期間之內：簽署住宅物業的臨時買賣合約的日期前一年至住宅物業的實際成交日期前7日(包括首尾兩日)，買方可根據以下列表獲賣方送出換樓現金回贈(『換樓現金回贈』)。

If the Purchaser (or any one of the Purchaser) and/or the family member (means spouse, parents, children, brothers or sisters) of the Purchaser (or any one of the Purchaser) ("Related Owner") successfully sold (not by a deed of gift) his/her/their old residential property ("old residential property", see below for other requirements) to other person (not being the Purchaser or his/her/their family members), and the date of assignment of the old residential property is within the period between 1 year before the date of signing of the preliminary agreement for sale and purchase of the residential property and 7 days before the actual completion date of the residential property (both dates inclusive), the Purchaser shall be entitled to an Upgrading Cash Rebate ("Upgrading Cash Rebate") offered by the Vendor according to the table below.

情況 Situation	換樓現金回贈金額 The amount of Upgrading Cash Rebate
住宅物業的樓價高於港幣$10,000,000 The purchase price of the residential property is over HK$10,000,000	樓價5% 5% of the purchase price
住宅物業的樓價相等於或低於港幣$10,000,000 The purchase price of the residential property is equal to or below HK$10,000,000	樓價3% 3% of the purchase price

關連業主必須為舊有住宅物業的登記業主及實益擁有人。如關連業主與其他人聯名持有舊有住宅物業，關連業主須與其他聯名業主一拼出售舊有住宅物業的全部業權。

The Related Owner must be both the registered owner and beneficial owner of the old residential property. If the Related Owner jointly owns the old residential property with other person(s), the Related Owner with such other owner(s) must jointly sell the entire interest in the old residential property.

(b) 買方須於其意欲完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出換樓現金回贈，並須提供令至賣方滿意的書面文件以証明上述之家庭成員關係，賣方會於收到申請並確認有關資料無誤後將換樓現金回贈於成交時直接用於支付部份樓價餘額。不論換樓現金回贈的申請獲賣方批核與否，買方仍須按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser shall notify the Vendor in writing to apply for the Upgrading Cash Rebate at least 30 days before the intended date of completion of the sale and purchase of the residential property and shall provide documentary evidence to prove the above-mentioned family member relationship to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Upgrading Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for the Upgrading Cash Rebate is approved by the Vendor, 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 agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)).

6. 提前入住及延後交易優惠(只適用於購買特選住宅物業的個人名義買方)
Early Move-in and Defer Completion Offer (only applicable to an individual Purchaser who purchases the Privileged Residential Property)

上述『特選住宅物業』指期數內的2睡房(連儲物室) 、3睡房(不論是否連儲物室及/或其他房間)或4睡房(不論是否連儲物室及/或其他房間)的住宅物業。為免疑問，『特選住宅物業』並不包括期數內的2睡房(開放式廚房) 、2睡房及開放式單位的住宅物業。
The above-mentioned "Privileged Residential Property" refers to residential properties in the Phase with 2-bedroom (with store room), 3-bedroom (whether or not including store room(s) and/or other room(s)) or 4-bedroom (whether or not including store room(s) and/or other room(s)). For the avoidance of doubt, 'Privileged Residential Property' does not include residential properties in the Phase with 2-bedroom (with open kitchen), 2-bedroom and studio units.

在買方滿足附錄 3(a)的第(I)段或附錄 3(b)的第(I)段所列明的先決條件的前提下，賣方可：
Subject to the conditions precedent as set out in paragraph (I) of Annex 3(a) or paragraph (I) of Annex 3(b) being satisfied by the Purchaser, the Vendor may:

(a) 容許買方延後至臨時買賣合約的日期後1,200日內完成住宅物業之買賣交易(『延後交易日』)；及
allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,200 days after the date of the preliminary agreement for sale and purchase (the "Extended Completion Date"); and

(b) 容許買方佔用該住宅物業直至延後交易日或實際完成住宅物業之買賣交易日，以較早日期為準。
allow the Purchaser to occupy the residential property until the Extended Completion Date or the actual completion date of sale and purchase of the residential property, whichever is the earlier.

如買方已使用提前入住及延後交易優惠，買方不會享有第(4)(M1)(iii)7(a)段所述的備用第一按揭貸款。
If the Purchaser has utilized the Early Move-in and Defer Completion Offer, then the Purchaser shall not be entitled to the Standby First Mortgage Loan as set out in paragraph (4)(M1)(iii)7(a).

詳情請參閱附錄 3(a) 或附錄 3(b)。
Please see Annex 3(a) or Annex 3(b) for details.

7. 貸款優惠
Loan Benefit

買方可享以下其中一項優惠：
The Purchaser is entitled to ONLY ONE of the following benefits:

(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人；及沒有使用第(4)(M1)(iii)6段所述的提前入住及延後交易優惠)
Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s); and has not utilized the Early Move-in and Defer Completion Offer as set out in paragraph (4)(M1)(iii)6)

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄4(a) 。
The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details.

(b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的20%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄4(b) 。
The maximum Standby Second Mortgage Loan amount shall be 20% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 4(b) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(M1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(M1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)、第(4)(M1)(iii)2段所述的Super Life 2020現金回贈(如有)、第(4)(M1)(iii)3段所述的首置買家現金回贈(如有)、第(4)(M1)(iii)4(a)段所述的成交優惠(如有)、第(4)(M1)(iii)4(b)段所述的額外成交優惠(如有)及第(4)(M1)(iii)5段所述的換樓現金回贈(如有)後的金額。
The term “net purchase price” above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)1(b), the Super Life 2020 Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)2, the First-time Purchaser Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)3, the Completion Benefit (if any) as set out in paragraph (4)(M1)(iii)4(a), the Extra Completion Benefit (if any) as set out in paragraph (4)(M1)(iii)4(b) and the Upgrading Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)5.

8. 家具優惠 **(只適用於附錄 5 所列明的單位)**
Furniture Benefit **(only applicable to the Units as listed in Annex 5)**

如買方於簽署臨時買賣合約時不選擇第(4)(M1)(ii)5段所述之港幣$10,000折扣，則買方可免費獲贈附錄5所述適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。為免疑問，第(4)(M1)(iii)9 段所述的首 3 年保修優惠不適用於該家具。詳情請參閱附錄 5。
If the Purchaser does not choose the HK$10,000 Discount as set out in paragraph (4)(M1)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as set out in Annex 5 (the "Furniture") free of charge. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(M1)(iii)9 does not apply to the Furniture. Please see Annex 5 for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(M1)(ii)5段所述之港幣$10,000折扣或第(4)(M1)(iii)8段所述之家具優惠。
For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK$10,000 Discount as set out in paragraph (4)(M1)(ii)5 or the Furniture Benefit as set out in paragraph (4)(M1)(iii)8.

9. 首 3 年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約(包括所有修改後的買賣合約及補充合約)下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日或(如買方已使用第(4)(M1)(iii)6 段所述的提前入住及延後交易優惠) 佔用期的首日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。
Without affecting the Purchaser's rights under the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the residential property or (if the Purchaser has utilized the Early Move-in and Defer Completion Offer as set out in paragraph (4)(M1)(iii)6) the start date of the occupation period (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及第(4)(M1)(iii)8 段所述的該家具(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the Furniture (if any) as set out in paragraph (4)(M1)(iii)8.

首 3 年保修優惠受其他條款及細則約束。
The First 3 Years Warranty Offer is subject to other terms and conditions.

10. 住戶停車位優惠(只適用選購於價單上設有符號"#"之住宅物業之買方)
Offer of Residential Car Parking Space(s) (only applicable to the Purchaser of a residential property that is marked with a "#" in the price list)

(a) 優先認購住戶停車位(如買方已完成該物業的買賣交易)
Priority to Purchase Residential Car Parking Space (if the Purchaser has completed the sale and purchase of the Property)

買方可享有認購該期數或其他地政總署署長已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與住宅物業相同期數內的住戶停車

位。如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。住戶停車位的售價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。
The Purchaser has an option to purchase one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. The Purchaser can exercise his/her/its option to purchase a residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property. If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor. The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(b) 使用住戶停車位的選擇權(如買方未完成該物業的買賣交易但已使用第(4)(M1)(iii)6段所述的提前入住及延後交易優惠)
Option to Licence Residential Car Parking Space (if the Purchaser has not yet completed the sale and purchase of the Property but has utilized the Early Move-in and Defer Completion Offer as set out in paragraph (4)(M1)(iii)6)

買方可享有獲許可使用該期數或其他期數內的一個賣方不時編配的住戶停車位的選擇權。詳情請參閱附錄6 。
The Purchaser shall be granted an option to take a licence of one residential car parking space in the Phase or other phase(s) as the Vendor may allocate from time to time. Please see Annex 6 for details.

11. MIP 現金回贈
MIP Cash Rebate

如買方：
Where the Purchaser:

- 沒有使用第(4)(M1)(iii)7段所述的貸款優惠；及
  has not utilized the Loan Benefit as set out in paragraph (4)(M1)(iii)7; and

- 按買賣合約(包括所有修改後的買賣合約及補充合約)付清樓價餘額，
  settles the balance of the purchase price in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)),

買方可獲賣方送出MIP現金回贈(『MIP現金回贈』)。MIP現金回贈的金額相等於(如樓價為港幣$8,000,000或以下) 樓價3%或(如樓價為港幣$8,000,000以上)樓價5%(視情況而定)。
the Purchaser shall be entitled to a MIP Cash Rebate (“MIP Cash Rebate”) offered by the Vendor. The amount of the MIP Cash Rebate shall be equal to (if the purchase price is HK$8,000,000 or below) 3% of the purchase price or (if the purchase price is over HK$8,000,000) 5% of the purchase price (as the case may be).

買方須於付清樓價餘額之日前最少30日以書面向賣方申請MIP現金回贈，賣方會於收到申請並證實有關資料無誤後將MIP現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the MIP Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the MIP Cash Rebate for part payment of the balance of the purchase price directly.

(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)及登記費用。
All stamp duty (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

擬備、登記及完成公契及管理協議、副公契及管理協議(如有)及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件核證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日前30日向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及代墊付費用(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 or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions , the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs 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.

4. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予賣方。
For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of purchase price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Vendor.

5. 賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。
The Vendor's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

6. 由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application shall not be processed.

附錄 1(a) 印花稅現金回贈
Annex 1(a) Stamp Duty Cash Rebate

(I) 買方須於付清樓價餘額之日前最少30日以書面((如需要)連同就買賣合約應付的所有印花稅的正式繳付收據及(如賣方要求)賣方代表律師樓的相關收據)向賣方申請印花稅現金回贈，賣方會於收到申請並證實有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing ((if necessary) accompanied with the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase and (if the Vendor requests) the relevant receipt(s) of the Vendor's solicitors) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

(II) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱附錄1(b))，則印花稅現金回贈會首先支付予指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see Annex 1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

(III) 在賣方支付印花稅現金回贈金額後，(如適用)即使實際就買賣合約應繳付的相關印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of the Stamp Duty Cash Rebate, (if applicable) if the amount of the relevant stamp duty actually payable on the agreement for sale and purchase exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

(IV) 印花稅現金回贈受其他條款及細則約束。
The Stamp Duty Cash Rebate is subject to other terms and conditions.

附錄 1(b) 過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 1(b) Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向賣方的指定財務機構(『指定財務機構』)申請過渡性貸款(『過渡性貸款』)，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Transitional Loan ("Transitional Loan"). Key terms are as follows:

(I) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

(II) 買方須提供指定財務機構所要求的財務資料及文件。
The Purchaser shall provide financial information and documents upon request from the designated financing company.

(III) 過渡性貸款的到期日為按買賣合約(包括所有修改後的買賣合約及補充合約)付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)).

(IV) 利率為5%p.a.。**如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。**
Interest rate shall be 5%p.a.. **If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.**

(V) 所有過渡性貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。
All legal documents of the Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

(VI) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅的總額，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the total amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

(VII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is approved or not, 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 agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)).

(VIII) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(IX) 賣方無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

1. 如買方享有印花稅現金回贈但沒有使用過渡性貸款，在買方按買賣合約(包括所有修改後的買賣合約及補充合約)付清樓價餘額的情況下，可就每個住宅物業獲港幣$5,000現金回贈(『港幣$5,000現金回贈』)。
If the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), a cash rebate of HK$5,000 for each residential property ("HK$5,000 Cash Rebate") would be offered to the Purchaser.

2. 買方須於付清樓價餘額之日前最少30日，以書面向賣方申請港幣$5,000現金回贈，賣方會於收到申請並證實有關資料無誤後將港幣$5,000現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the HK$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the HK$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

3. 為免疑問，就購買每個住宅物業，買方只可選擇使用過渡性貸款或獲得港幣$5,000現金回贈的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for the purchase of each residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

附錄 2 Super Life 2020 現金回贈 (只適用於個人名義買方)
Annex 2 Super Life 2020 Cash Rebate (only applicable to the Purchaser who is an individual)

(I) 如符合以下其中一項條件，買方在按買賣合約(包括所有修改後的買賣合約及補充合約)付清住宅物業的樓價餘額的情況下，可獲Super Life 2020現金回贈：
If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall be entitled to a Super Life 2020 Cash Rebate:

(a) 買方(或買方其中一位)或買方的至親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)(或買方其中一位的至親)(不論單獨或連同其他人)已於2020年5月15日或之前(以相關轉讓契日期為準)完成購買關聯住宅物業；或
The Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a connected family member of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has completed the purchase of any related residential property on or before 15 May 2020 (with reference to the date of relevant assignment); or

(b) 買方(或買方其中一位) 或買方的至親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)(或買方其中一位的至親)(不論單獨或連同其他人)已於2020年5月15日或之前簽署並蓋印花稅的正式租約租住關聯住宅物業。
The Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a connected family member of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has signed and stamped a formal tenancy agreement to rent any related residential property") on or before 15 May 2020.

上述『關聯住宅物業』指新元朗中心、YOHO Town、YOHO Midtown、爾巒、峻巒1A、PARK YOHO Venezia、PARK YOHO Sicilia、PARK YOHO Genova、PARK YOHO Milano、PARK YOHO Napoli、Grand YOHO (第一期及第二期)、荃灣中心、荃灣廣場、荃景花園、荃錦中心、爵悅庭、珀麗灣、卓爾居、聚康山莊、瓏門(第一期及第二期)、瓏山1號、皇府山、新葵興花園或新葵芳花園。
The above-mentioned "related residential property" refers to Sun Yuen Long Centre, YOHO Town, YOHO Midtown, RIVA, Park Vista 1A, PARK YOHO Venezia, PARK YOHO Sicilia, PARK YOHO Genova, PARK YOHO Milano, PARK YOHO Napoli, Grand YOHO (Phase 1 and Phase 2), Tsuen Wan Centre, Tsuen Wan Plaza, Tsuen King Garden, Tsuen Kam Centre, Chelsea Court, Park Island, Chelsea Heights, Beneville, Century Gateway (Phase 1 and Phase 2), Mount One, Noble Hill, Sun Kwai Hing Garden or New Kwai Fong Gardens.

(II) Super Life 2020現金回贈金融相等於住宅物業的樓價1%或(如該住宅物業為『特選住宅物業』)樓價1.5% (視情況而定)。就該住宅物業只可獲一次Super Life 2020現金回贈。
The amount of the Super Life 2020 Cash Rebate shall be equivalent to 1% of the purchase price or (if the Property is a 'Privileged Residential Property') 1.5% of the purchase price of the residential property (as the case may be). The Super Life 2020 Cash Rebate shall be offered for the residential property once only.

上述『特選住宅物業』指期數內的2睡房(連儲物室) 、3睡房(不論是否連儲物室及/或其他房間)或4睡房(不論是否連儲物室及/或其他房間)的住宅物業。為免疑問，『特選住宅物業』並不包括期數內的2睡房(開放式廚房) 、2睡房及開放式單位的住宅物業。
The above-mentioned "Privileged Residential Property" refers to residential properties in the Phase with 2-bedroom (with store room), 3-bedroom (whether or not including store room(s) and/or other room(s)) or 4-bedroom (whether or not including store room(s) and/or other room(s)). For the avoidance of doubt, 'Privileged Residential Property' does not include residential properties in the Phase with 2-bedroom (with open kitchen), 2-bedroom and studio units.

(III) 買方須於付清住宅物業的樓價餘額之日前最少30日以書面向賣方申請Super Life 2020現金回贈，並須提供令賣方滿意的書面文件(賣方對此有絕對酌情權，賣方之決定為最終並對買方有約束力。)以証明上述之(如適用)『至親』關係及(如適用)關聯住宅物業的已蓋印花稅的正式租約。賣方會於收到申請並證實有關資料無誤後將Super Life 2020現金回贈直接用於支付住宅物業的部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Super Life 2020 Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the residential property and shall provide documentary evidence to prove (if applicable) the "connected family member" relationship mentioned in above and (if applicable) the stamped formal tenancy agreement of the related residential property to the Vendor's satisfaction and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchasers. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Super Life 2020 Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

(IV) Super Life 2020現金回贈受其他條款及細則約束。
The Super Life 2020 Cash Rebate is subject to other terms and conditions.

附錄 3(a) 提前入住及延後交易優惠 – 選項 A (只適用於購買特選住宅物業的個人名義買方)
Annex 3(a) Early Move-in and Defer Completion Offer – Option A (only applicable to an individual Purchaser who purchases the Privileged Residential Property)

上述『特選住宅物業』指期數內的2睡房(連儲物室) 、3睡房(不論是否連儲物室及/或其他房間)或4睡房(不論是否連儲物室及/或其他房間)的住宅物業。為免疑問，『特選住宅物業』並不包括期數內的2睡房(開放式廚房) 、2睡房及開放式單位的住宅物業。
The above-mentioned "Privileged Residential Property" refers to residential properties in the Phase with 2-bedroom (with store room), 3-bedroom (whether or not including store room(s) and/or other room(s)) or 4-bedroom (whether or not including store room(s) and/or other room(s)). For the avoidance of doubt, 'Privileged Residential Property' does not include residential properties in the Phase with 2-bedroom (with open kitchen), 2-bedroom and studio units.

(I) 在買方滿足以下先決條件的前提下，賣方可容許買方延後完成住宅物業之買賣交易至簽署臨時買賣合約的日期後的1,200日內(『延後交易日』) ；及容許買方租住該住宅物業直至延後交易日或實際完成住宅物業之買賣交易日，以較早日期為準。
Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,200 days after the date of signing of the preliminary agreement for sale and purchase (the "Extended Completion Date") and allow the Purchaser to rent the residential property prior to the Extended Completion Date or the actual completion date of sale and purchase of the residential property, whichever is earlier:

(a) 買方必須於簽署臨時買賣合約的日期後 300 日內，向賣方遞交已簽妥的提前入住及延後交易優惠– 選項A的申請表格(『申請表格』)。
The Purchaser shall submit a duly signed application form for the Early Move-in and Defer Completion Offer– Option A (the "Application Form") to the Vendor within 300 days after the date of signing of the preliminary agreement for sale and purchase.

(b) 買方已於遞交申請表格時向賣方繳付港幣$5,000之不可退還申請手續費。
The Purchaser has, at the time of submission of the Application Form, paid to the Vendor a non-refundable application fee of HK$5,000.

(c) 買方已簽署賣方指定格式及內容之(1)租約；及(2) 買賣合約的補充合約；及(3)其他所需文件(統稱『補充文件』)。
The Purchaser has signed (1) a tenancy agreement; and (2) a supplemental agreement to the agreement for sale and purchase; and (3) other required documents (collectively "Supplemental Document") in the Vendor's prescribed form and content.

(d) 於簽署補充文件時，買方已向賣方(或賣方指定公司(作為託管代理人))繳付相等於樓價10%之租務按金(『租務按金』) (不論佔用期的長短)。
Upon signing of the Supplemental Document, the Purchaser has paid to the Vendor (or the Vendor's designated company (as an escrow agent)) a rental deposit ("rental deposit") equivalent to 10% of the purchase price (irrespective of the length of the occupation period).

(e) 買方已同意按以下方式繳付樓價餘款：
The Purchaser has agreed to pay the balance of the purchase price in the following manner:

(i) 如買方於簽署臨時買賣合約的日期後 119日內簽署補充文件及已向賣方繳付不少於樓價5%：
If the Purchaser signs the Supplemental Document within 119 days after the date of signing of the preliminary agreement for sale and purchase and has paid to the Vendor not less than 5% of the purchase price:

- 樓價 10%分 10 期 (於簽署臨時買賣合約的日期後 360、420、480、540、630、720、810、900、990 及 1,080 日內) 繳付，每期為樓價 1%；及
  10% of the purchase price shall be paid by 10 instalments (within 360, 420, 480, 540, 630, 720, 810, 900, 990 and 1,080 days after the date of signing of the preliminary agreement for sale and purchase) at 1% of the purchase price for each instalment; and

- 樓價餘額於簽署臨時買賣合約的日期後 1,200 日內(即延後交易日)繳付。
  the balance of the purchase price shall be paid within 1,200 days after the date of signing of the preliminary agreement for sale and purchase (i.e. the Extended Completion Date).

(ii) 如買方於簽署臨時買賣合約的日期後 120 日或之後簽署補充文件及已向賣方繳付不少於樓價 10%：
If the Purchaser signs the Supplemental Document on or after 120 days after the date of signing of the preliminary agreement for sale and purchase and has paid to the Vendor not less than 10% of the purchase price:

- 樓價 5%分 5 期 (於簽署臨時買賣合約的日期後 720、810、900、990 及 1,080 日內) 繳付，每期為樓價 1%；及
  5% of the purchase price shall be paid by 5 instalments (within 720, 810, 900, 990 and 1,080 days after the date of signing of the preliminary agreement for sale and purchase) at 1% of the purchase price for each instalment; and

- 樓價餘額於簽署臨時買賣合約的日期後 1,200 日內(即延後交易日)繳付。
  the balance of the purchase price shall be paid within 1,200 days after the date of signing of the preliminary agreement for sale and purchase (i.e. the Extended Completion Date).

(f) 買方已同意：
The Purchaser has agreed that：

- 佔用期的首日不可早於簽署臨時買賣合約的日期後90日，但不可後於簽署臨時買賣合約的日期後360日(為免疑問，實際入住日期須由買方及賣方確定作實)；及
  the start date of the occupation period shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase, but not later than 360 days after the date of signing of the preliminary agreement for sale and purchase (for the avoidance of doubt, the actual move-in date shall be determined by the Purchaser and the Vendor); and

- 佔用期必須在延後交易日或實際完成住宅物業之買賣交易日終止，以較早日期為準。
  the occupation period shall end upon the Extended Completion Date or the actual date of completion of the sale and purchase of the residential property, whichever is the earlier.

(g) 買方已同意負責所有就補充文件及其他與此優惠相關的文件而產生的法律費用、開支及稅項(如有)。為免疑慮，租約的印花稅由賣方及買方平均分擔。
The Purchaser has agreed to bear all legal costs, expenses and tax (if any) arising from the Supplemental Document and any other documents in connection with this Offer. For the avoidance of doubt, the stamp duty on the tenancy agreement shall be borne by the Vendor and the Purchaser in equal shares.

(h) 任何其他由賣方規定的條款及細則。
Any other terms and conditions as shall be imposed by the Vendor.

(II) 如延後交易日不是工作日 (按《一手住宅物業銷售條例》第2(1)條所定義)，則延後交易日定為下一個工作日。
If the Extended Completion Date is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the Extended Completion Date shall fall on the next working day.

(III) 每月租金金額為樓價的0.25%或市值租金(以較高者為準)。買家須每月支付租金，租金將從租務按金中每月扣除或由買方直接支付予賣方(或賣方指定公司(作為託管代理人))。最終每月租金金額及支付方式由賣方決定。為免疑問，如租務按金餘額不足以支付每月租金，每月租金必須由買方直接支付予賣方(或賣方指定公司(作為託管代理人))。
The amount of the monthly rent shall be 0.25% of the purchase price or at market rent, whichever is higher. The Purchaser shall pay the rent monthly, which shall be deducted monthly from the rental deposit or paid by the Purchaser directly to the Vendor (or the Vendor's designated company (as an escrow agent)). The final amount of the monthly rent and the payment method shall be determined by the Vendor. For the avoidance of doubt, if the balance of the rental deposit is insufficient to settle the monthly rent, the monthly rent shall be paid by the Purchaser directly to the Vendor (or the Vendor's designated company (as an escrow agent)).

(IV) 在佔用期內，賣方將會支付住宅物業之管理費、地租及差餉 (統稱『相關開支』)。但如買方未能按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣，買方須向賣方償還所有相關開支。
The Vendor will pay the management fee, Government rent and rates of the residential property (collectively "Relevant Expenses") during the occupation period. However, if the Purchaser fails to complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall reimburse all Relevant Expenses to the Vendor.

(V) 在佔用期內，買方須負責支付或(如賣方已支付)向賣方償還住宅物業之管理費按金、其他按金及有關費用(包括但不限於維修基金、泥頭費)。為免疑問，支付住宅物業之管理費按金、其他按金及有關費用並不構成相關開支的一部分。
The Purchaser shall pay or (if the Vendor has already paid) reimburse to the Vendor the management fee deposit, other deposits and related fees (including but not limited to contribution to Special Funds, debris removal fee) of the residential property during the occupation period. For the avoidance of doubt, the management fee deposit, other deposits and related fees of the residential property do not form part of the Relevant Expenses.

(VI) 在佔用期內，買方須自費維持和維護因買方或任何相關方之任何行為、疏忽、失責或遺漏而導致的對任何人或財產所造成的損失、傷害、損害的責任保險。保單應由賣方指定或批准的保險公司發出，並應為(i) 買方(ii)賣方和(iii)發展項目的管理人提供保障，賣方可以指定保障金額，並包含一個條款，表明由此產生的保障範圍，未經賣方事先書面同意，不得取消，修改或限制其條款和條件。
The Purchaser shall at his own costs and expenses effect and maintain during the occupation period insurance cover in respect of liability for loss, injury or damage to any person or property whatsoever caused through or by any act, neglect, default or omission of him or any related party. The policy of insurance shall be effected with an insurance company nominated or approved by the Vendor and shall provide cover for (i) the Purchaser (ii) the Vendor and (iii) the Manager of the Development and shall be in such amount as the Vendor may specify and shall contain a clause to the effect that the insurance cover thereby effected and the terms and conditions thereof shall not be cancelled, modified or restricted without the prior written consent of the Vendor.

(VII) 在佔用期內，買方不可改變住宅物業的內部布局或間隔或作出任何行為而導致經批准的建築圖則須要或可能須要修改。

The Purchaser shall not alter the internal layout or partition of the residential property or do anything which require or may require amendment(s) of the approved building plans during the occupation period.

(VIII) 在佔用期內，買方不可出租、分租、許可、分許可、分享或分開擁有或佔用住宅物業或其任何部分。
The Purchaser shall not let, sub-let, licence, sub-licence, share or part with possession or occupation of the residential property or any part thereof during the occupation period.

(IX) 在租約終止後(按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣交易除外)，買方須負責及向賣方支付將住宅物業及按買賣合約(包括所有修改後的買賣合約及補充合約)中所述已納入住宅物業的裝置、裝修物料及設備恢復至佔用期的開始日期時的狀況的費用和開支。
Upon the termination of the tenancy agreement (except upon the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s))), the Purchaser shall be responsible for and pay the Vendor the costs and expenses to reinstate the residential property and the fittings, finishes and appliance as set out in the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)) and incorporated into the residential property to the condition as at the start date of the occupation period.

(X) 在租約終止後，租務按金的餘額(如有)將直接用於支付部份樓價餘額。
Upon the termination of the tenancy agreement, the balance of the rental deposit (if any) shall be applied for part payment of the balance of the purchase price directly.

(XI) 賣方保留絕對權利(1)拒絕買方提出的申請；及(2)修改補充文件。
The Vendor reserves the absolute right to (1) reject the application made by the Purchaser; and (2) amend the Supplemental Document.

(XII) 提前入住及延後交易優惠受其他條款及細則約束。
Early Move-in and Defer Completion Offer is subject to other terms and conditions.

附錄 3(b) 提前入住及延後交易優惠 – 選項 B (只適用於購買特選住宅物業的個人名義買方)
Annex 3(b) Early Move-in and Defer Completion Offer – Option B (only applicable to an individual Purchaser who purchases the Privileged Residential Property)

上述『特選住宅物業』指期數內的2睡房(連儲物室) 、3睡房(不論是否連儲物室及/或其他房間)或4睡房(不論是否連儲物室及/或其他房間)的住宅物業。為免疑問，『特選住宅物業』並不包括期數內的2睡房(開放式廚房) 、2睡房及開放式單位的住宅物業。
The above-mentioned "Privileged Residential Property" refers to residential properties in the Phase with 2-bedroom (with store room), 3-bedroom (whether or not including store room(s) and/or other room(s)) or 4-bedroom (whether or not including store room(s) and/or other room(s)). For the avoidance of doubt, 'Privileged Residential Property' does not include residential properties in the Phase with 2-bedroom (with open kitchen), 2-bedroom and studio units.

(I) 在買方滿足以下先決條件的前提下，賣方可容許買方延後完成住宅物業之買賣交易至簽署臨時買賣合約的日期後的1,200日內(『延後交易日』)，並給予買方許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業：
Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,200 days after the date of signing of the preliminary agreement for sale and purchase (the "Extended Completion Date") and grant a licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property:

(a) 買方必須於簽署臨時買賣合約的日期後 300 日內，向賣方遞交已簽妥的提前入住及延後交易優惠 – 選項B的申請表格 (『申請表格』)。
The Purchaser shall submit a duly signed application form for the Early Move-in and Defer Completion Offer – Option B (the "Application Form") to the Vendor within 300 days after the date of signing of the preliminary agreement for sale and purchase.

(b) 買方已於遞交申請表格時向賣方繳付港幣$5,000之不可退還申請手續費。
The Purchaser has, at the time of submission of the Application Form, paid to the Vendor a non-refundable application fee of HK$5,000.

(c) 買方已簽署賣方指定格式及內容之(1)許可協議及(2) 買賣合約的補充合約；及(3)其他所需文件(統稱『補充文件』)。
The Purchaser has signed (1) the Licence Agreement; (2) a supplemental agreement to the agreement for sale and purchase; and (3) other required documents (collectively "Supplemental Document") in the Vendor's prescribed form and content.

(d) 於簽署補充文件時，買方已向賣方提供一個香港住宅物業(『現有物業』)之第一法定按揭作為抵押品，以擔保買方履行其於買賣合約、補充文件(包括但不限於繳付相等於樓價20%之不可退還許可證費用、第(III)段所述的相關開支等的責任)及(如適用)附錄6所述的住戶停車位的使用許可(包括但不限於繳付使用許可費用的責任)下之所有責任。以下為現有物業的基本要求：
Upon signing of the Supplemental Document,the Purchaser has provided the Vendor a first legal mortgage over a Hong Kong residential property ("Existing Property") as security to secure the performance of all obligations of the Purchaser under the agreement for sale and purchase, the Supplemental Document (including but not limited to the obligations to pay a non-refundable licence fee equivalent to 20% of the purchase price, the Relevant Expenses as set out in paragraph (III), etc.) and (if applicable) the Licence for the residential car parking space(s) as set out in Annex 6 (including but not limited to the obligation to pay the licence fee). The following are the basic requirements of the Existing Property:

- 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的家庭成員(即配偶、父母、子女、兄弟或姊妹)或買方其中一位的家庭成員；及
  The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a family member (i.e. spouse, parents, children, brothers or sisters) of the Purchaser or a family member of any one of the Purchasers; and

- 現有物業的業權良好；及
  The title to the Existing Property is good; and

- 現有物業沒有出租；及
  The Existing Property is not leased out; and

- 現有物業沒有任何按揭或抵押；及
  The Existing Property does not have any mortgage or charge; and

- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
  The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc.; and

- 現有物業的價值必須不低於住宅物業樓價的25%。
  The value of the Existing Property must not be less than 25% of the purchase price of the residential property.

儘管符合上述要求，賣方保留權利不接受現有物業作為抵押品。
Notwithstanding meeting the above requirements, the Vendor reserves the right not to accept the Existing Property as security.

如買方提供現有物業之第一法定按揭作為抵押品，及買方未能按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣，買方須向賣方繳付相等於樓價 20%之不可退還許可證費用。
If the Purchaser has provided a first legal mortgage of the Existing Property as security, and the Purchaser cannot complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall pay the non-refundable licence fee equivalent to 20% of the purchase price to the Vendor.

(e) 買方已同意按以下方式繳付樓價餘款：
The Purchaser has agreed to pay the balance of the purchase price in the following manner:

(i) 如買方於簽署臨時買賣合約的日期後 119日內簽署補充文件及已向賣方繳付不少於樓價5%：
If the Purchaser signs the Supplemental Document within 119 days after the date of signing of the preliminary agreement for sale and purchase and has paid to the Vendor not less than 5% of the purchase price:

- 樓價 2%分 2 期 (於簽署臨時買賣合約的日期後 900 及 1,080 日內) 繳付，每期為樓價 1%；及

2% of the purchase price shall be paid by 2 instalments (within 900 and 1,080 days after the date of signing of the preliminary agreement for sale and purchase) at 1% of the purchase price for each instalment; and

- 樓價餘額於簽署臨時買賣合約的日期後 1,200 日內(即延後交易日)繳付。
  the balance of the purchase price shall be paid within 1,200 days after the date of signing of the preliminary agreement for sale and purchase (i.e. the Extended Completion Date).

(ii) 如買方於簽署臨時買賣合約的日期後 120 日或之後簽署補充文件及已向賣方繳付不少於樓價 10%：
If the Purchaser signs the Supplemental Document on or after 120 days after the date of signing of the preliminary agreement for sale and purchase and has paid to the Vendor not less than 10% of the purchase price:

- 樓價餘額於簽署臨時買賣合約的日期後 1,200 日內(即延後交易日)繳付。
  the balance of the purchase price shall be paid within 1,200 days after the date of signing of the preliminary agreement for sale and purchase (i.e. the Extended Completion Date).

(f) 買方已同意：
The Purchaser has agreed that：

- 佔用期的首日不可早於簽署臨時買賣合約的日期後90日，但不可後於簽署臨時買賣合約的日期後360日(為免疑問，實際入住日期須由買方及賣方確定作實)；及
  the occupation period shall not commence on a date earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase, but not later than 360 days after the date of signing of the preliminary agreement for sale and purchase (For the avoidance of doubt, the actual move-in date shall be determined by the Purchaser and the Vendor); and

- 佔用期必須在延後交易日或實際完成住宅物業之買賣交易日終止，以較早日期為準。
  the occupation period shall end upon the Extended Completion Date or the actual date of completion of the sale and purchase of the residential property, whichever is the earlier.

(g) 買方已同意負責所有就補充文件及其他與此優惠相關的文件而產生的法律費用、開支及稅項(如有)。
The Purchaser has agreed to bear all legal costs, expenses and tax (if any) arising from the Supplemental Document and any other documents in connection with this Offer.

(h) 任何其他由賣方規定的條款及細則。
Any other terms and conditions as shall be imposed by the Vendor.

(II) 如延後交易日不是工作日 (按《一手住宅物業銷售條例》第2(1)條所定義)，則延後交易日定為下一個工作日。
If the Extended Completion Date is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the Extended Completion Date shall fall on the next working day.

(III) 在佔用期內，賣方將會支付住宅物業之管理費、地租及差餉 (統稱『相關開支』)。但如買方未能按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣，買方須向賣方償還所有相關開支。
The Vendor will pay the management fee, Government rent and rates of the residential property (collectively "Relevant Expenses") during the occupation period. However, if the Purchaser fails to complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall reimburse all Relevant Expenses to the Vendor.

(IV) 在佔用期內，買方須負責支付或(如賣方已支付)向賣方償還住宅物業之管理費按金、其他按金及有關費用(包括但不限於維修基金、泥頭費)。為免疑問，支付住宅物業之管理費按金、其他按金及有關費用並不構成相關開支的一部分。
The Purchaser shall pay or (if the Vendor has already paid) reimburse to the Vendor the management fee deposit, other deposits and related fees (including but not limited to contribution to Special Funds, debris removal fee) of the residential property during the occupation period. For the avoidance of doubt, the management fee deposit, other deposits and related fees of the residential property do not form part of the Relevant Expenses.

(V) 在佔用期內，買方須自費維持和維護因買方或任何相關方之任何行為、疏忽、失責或遺漏而導致的對任何人或財產所造成的損失、傷害、損害的責任保險。保單應由賣方指定或批准的保險公司發出，並應為(i) 買方(ii)賣方和(iii)發展項目的管理人提供保障，賣方可以指定保障金額，並包含一個條款，表明由此產生的保障範圍，未經賣方事先書面同意，不得取消，修改或限制其條款和條件。
The Purchaser shall at his own costs and expenses effect and maintain during the occupation period insurance cover in respect of liability for loss, injury or damage to any person or property whatsoever caused through or by any act, neglect, default or omission of him or any Related Party. The policy of insurance shall be effected with an insurance company nominated or approved by the Vendor and shall provide cover for (i) the Purchaser (ii) the Vendor and (iii) the Manager of the Development and shall be in such amount as the Vendor may specify and shall contain a clause to the effect that the insurance cover thereby effected and the terms and conditions thereof shall not be cancelled, modified or restricted without the prior written consent of the Vendor.

(VI) 在佔用期內，買方不可改變住宅物業的內部布局或間隔或作出任何行為而導致經批准的建築圖則須要或可能須要修改。
The Purchaser shall not alter the internal layout or partition of the residential property or do anything which require or may require amendment(s) of the approved building plans during the occupation period.

(VII) 在佔用期內，買方不可出租、分租、許可、分許可、分享或分開擁有或占用住宅物業或其任何部分。
The Purchaser shall not let, sub-let, licence, sub-licence, share or part with possession or occupation of the residential property or any part thereof during the occupation period.

(VIII) 在許可協議終止後(按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣交易除外)，買方須負責及向賣方支付將住宅物業及按買賣合約(包括所有修改後的買賣合約及補充合約)中所述已納入住宅物業的裝置、裝修物料及設備恢復至佔用期的開始日期時的狀況的費用和開支。
Upon the termination of the licence agreement (except upon the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s))), the Purchaser shall be responsible for and pay the Vendor the costs and expenses to reinstate the residential property and the fittings, finishes and appliance as set out in the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)) and incorporated into the residential property to the condition as at the start date of the occupation period.

(IX) 賣方保留絕對權利(1)拒絕買方提出的申請；及(2)修改補充文件。

The Vendor reserves the absolute right to (1) reject the application made by the Purchaser; and (2) amend the Supplemental Document.

(X) 提前入住及延後交易優惠受其他條款及細則約束。
Early Move-in and Defer Completion Offer is subject to other terms and conditions.

附錄 4(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人；及沒有使用附錄 3 所述的提前入住及延後交易優惠)
Annex 4(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s) ; and has not utilized the Early Move-in and Defer Completion Offer as set out in Annex 3)

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款 (『第一按揭貸款』) 之主要條款如下:
The key terms of a Standby First Mortgage Loan ("First Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方必須於付清樓價餘額之日前最少90日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 90 days before date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.

(II) 第一按揭貸款的最高金額為有關付款計劃所述的淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum amount of the First Mortgage Loan shall be 70% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.

首36個月之按揭利率為1.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Interest rate for the first 36 months shall be 1.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(III) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

(IV) 第一按揭貸款以該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) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.

(VI) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.

(VII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.

(VIII) 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財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(IX) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.

(X) 買方須就申請第一按揭貸款支付港幣$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 First Mortgage Loan.

(XI) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。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第一按揭貸款的律師費用及代墊付費用。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(XII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval, disapproval or the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing 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 agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)).

(XIII) 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.

(XIV) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

附錄 4(b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 4(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構(『指定財務機構』)提供備用第二按揭貸款 (『第二按揭貸款』) 之主要條款如下:
The key terms of a Standby Second Mortgage Loan ("Second Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方必須於付清樓價餘額之日前最少90日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 90 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.

(II) 第二按揭貸款的最高金額為有關付款計劃所述的淨樓價的20%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。
The maximum amount of the Second Mortgage Loan shall be 20% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower.

首36個月之按揭利率為0.5% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Interest rate for the first 36 months shall be 0.5% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(III) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

(IV) 第二按揭貸款以該住宅物業之法定按揭作抵押。
The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.

(V) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.

(VI) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

(VII) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

(VIII) 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財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(IX) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.

(X) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.

(XI) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。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第二按揭貸款的律師費用及代墊付費用。
All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

(XII) 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.

(XIII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval, disapproval or the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing 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 agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)).

(XIV) 此第二按揭貸款受其他條款及細則約束。
This Second Mortgage Loan is subject to other terms and conditions.

(XV) 賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 5　　家具優惠(只適用於以下列明的單位)
Annex 5　　Furniture Benefit (only applicable to the Unit as listed below)

(I) 家具優惠由賣方安排並由Indigo Living Limited ("Indigo") (『指定家具供應商』)提供。買方在按買賣合約(包括所有修改後的買賣合約及補充合約)完成買賣交易的情況下，可免費獲贈表1所列明的適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。有關該家具的詳情(包括但不限於設計、顏色及物料)，請向指定家具供應商查詢。
The Furniture Benefit is arranged by the Vendor and provided by Indigo Living Limited ("Indigo") ("designated furniture provider"). Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as listed in the table 1 (the "Furniture") free of charge. For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture provider.

(II) 買方須付清住宅物業之樓價及按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣，不管：
The Purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)) irrespective of whether:

(a) 就家具優惠有否引起任何爭議；及
there is any dispute arising from the Furniture Benefit; and

(b) 指定家具供應商交付予買方的所有或任何該家具是否與家具優惠之條款一致。
all or any of the Furniture delivered by designated furniture provider to the Purchaser is in accordance with the terms of the Furniture Benefit.

(III) 賣方或其代表不會就家具優惠及該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。如買方對該家具有任何異議或質詢，應直接聯絡指定家具供應商。為免疑問，有關付款計劃所述的首3年保修優惠不適用於該家具。
The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact designated furniture provider directly. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in the relevant payment plan does not apply to the Furniture.

(IV) 該家具的送貨將受限於指定家具供應商的營運狀況。其營運將受各種因素影響，包括但不限於不可抗力事宜；天災；戰爭及禁運；叛亂、暴亂、罷工、民變；放射性污染或與核電廠有關的災難；及/或恐佈襲擊的行為或威脅。買家不得向賣方或指定家具供應商就上述事項作出任何損失、賠償或補償的申索。
The delivery of the Furniture is subject to operational status of the designated furniture provider. Their operation may be affected by factors including but not limited to force majeure; act of God; war and embargo; rebellion, riots, strikes or civil disorder; contamination by nuclear radio-activity or nuclear plant related hazardous; and/or acts or threats of terrorism. The Purchaser cannot make any claim for losses, damages and compensation against the Vendor or the designated furniture provider with respect to the matters mentioned above.

(V) 家具優惠受其他條款及細則約束。賣方不會就家具優惠和/或該家具承擔任何直接或間接的責任或損失。
The Furniture Benefit is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

PARK YOHO Genova

表 1 (由 Indigo 提供) Table 1 (Provided by Indigo)

	客廳 Living Room								主人睡房 Master Bedroom								
	沙發 Sofa	茶几 Coffee Table	電視櫃 TV Cabinet	角几 Side Table	多用櫃或鞋櫃 (二選一) Sideboard or Shoe Cabinet (2 choose 1)	扶手椅 Armchair	餐檯 Dining Table	椅子 Dining Chair	雙人床 Double Bed	雙人床褥 Double Mattress	床頭櫃 Bedside Table	衣櫃 (闊約 1700 毫米) Wardrobe (W approx. 1700mm)	衣櫃 (闊約 1500 毫米) Wardrobe (W approx. 1500mm)	衣櫃 (闊約 1150 毫米) Wardrobe (W approx. 1150mm)	梳妝檯 Dresser	腳凳 Dresser Stool	抽屜櫃 Chest of Drawer
Tower 12 Unit A 第 12 座 A 單位	1	1	1	0	1	0	1	6	1	1	2	1	0	0	0	0	0
Tower 12 Unit B 第 12 座 B 單位	1	1	1	0	1	0	1	6	1	1	1	0	0	1	0	0	0
Tower 15B Unit A 第 15B 座 A 單位	1	1	1	1	1	1	1	6	1	1	2	0	1	0	1	1	1
Tower 15B Unit B 第 15B 座 B 單位	1	1	1	0	1	0	1	6	1	1	2	1	0	0	0	0	0
Tower 16A Unit A 第 16A 座 A 單位	1	1	1	1	1	1	1	6	1	1	2	0	0	1	1	1	1
Tower 16A Unit B 第 16A 座 B 單位	1	1	1	0	1	0	1	6	1	1	2	1	0	0	0	0	0
Tower 17 Unit A 第 17 座 A 單位	1	1	1	1	1	1	1	6	1	1	1	0	0	1	1	1	0
Tower 17 Unit B 第 17 座 B 單位	1	1	1	0	1	0	1	6	1	1	2	1	0	0	0	0	0
Tower 18B Unit A 第 18B 座 A 單位	1	1	1	1	1	1	1	6	1	1	1	0	0	0	1	1	0
Tower 18B Unit D 第 18B 座 D 單位	1	1	1	0	1	0	1	6	1	1	2	0	1	0	0	0	0
Tower 19 Unit C 第 19 座 C 單位	1	1	1	0	1	0	1	6	1	1	2	1	0	0	0	0	0
Tower 19 Unit D 第 19 座 D 單位	1	1	1	0	1	0	1	6	1	1	2	1	0	0	0	0	0
Tower 29 Unit B 第 29 座 B 單位	1	1	1	1	1	1	1	6	1	1	2	0	0	1	1	1	1
Tower 29 Unit C 第 29 座 C 單位	1	1	1	0	1	0	1	6	1	1	1	0	0	1	0	0	0
Tower 29 Unit D 第 29 座 D 單位	1	1	1	0	1	0	1	6	1	1	2	0	1	0	0	0	0
Tower 30A Unit A 第 30A 座 A 單位	1	1	1	1	1	1	1	6	1	1	1	0	0	0	1	1	0
Tower 30A Unit B 第 30A 座 B 單位	1	1	1	0	1	0	1	6	1	1	2	1	0	0	0	0	0
Tower 30A Unit C 第 30A 座 C 單位	1	1	1	0	1	0	1	6	1	1	1	0	0	1	0	0	0
Tower 30A Unit D 第 30A 座 D 單位	1	1	1	0	1	0	1	6	1	1	1	0	0	1	0	0	0

續下頁 …To be continued …

表 1 (由 Indigo 提供) Table 1 (Provided by Indigo)

	儲物室(如適用) Store (If applicable)	睡房 1 (選項 1 或選項 2) Bedroom 1 (Either Option 1 or Option 2)							睡房 2 Bedroom 2			
		(選項 1) (Option 1)			(選項 2) (Option 2)							
	衣櫃 (闊約 1150 毫米) Wardrobe (W approx. 1150mm)	書檯 Study Desk	椅子 Chair	床頭櫃 Bedside Table	單人床底 Single Divan	單人床褥 Single Mattress	單人床頭板 Headboard	床頭櫃 Bedside Table	單人床底 Single Divan	單人床褥 Single Mattress	單人床頭板 Headboard	衣櫃 (附帶床頭櫃) (闊約 1100 毫米) Wardrobe with Bedside (W approx. 1100mm)
Tower 12 Unit A 第 12 座 A 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 12 Unit B 第 12 座 B 單位	0	1	1	1	1	1	1	1	1	1	1	1
Tower 15B Unit A 第 15B 座 A 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 15B Unit B 第 15B 座 B 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 16A Unit A 第 16A 座 A 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 16A Unit B 第 16A 座 B 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 17 Unit A 第 17 座 A 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 17 Unit B 第 17 座 B 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 18B Unit A 第 18B 座 A 單位	1	1	1	0	1	1	1	0	1	1	1	1
Tower 18B Unit D 第 18B 座 D 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 19 Unit C 第 19 座 C 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 19 Unit D 第 19 座 D 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 29 Unit B 第 29 座 B 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 29 Unit C 第 29 座 C 單位	0	1	1	1	1	1	1	1	1	1	1	1
Tower 29 Unit D 第 29 座 D 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 30A Unit A 第 30A 座 A 單位	1	1	1	0	1	1	1	0	1	1	1	1
Tower 30A Unit B 第 30A 座 B 單位	0	1	1	0	1	1	1	0	1	1	1	1
Tower 30A Unit C 第 30A 座 C 單位	0	1	1	1	1	1	1	1	1	1	1	1
Tower 30A Unit D 第 30A 座 D 單位	0	1	1	1	1	1	1	1	1	1	1	1

表 1 只適用於以下樓層:

Table 1 applicable to the following floors only:

第 12 座 Tower 12	2 樓至 3 樓、5 樓至 12 樓、15 樓至 17 樓 2/F-3/F, 5/F-12/F, 15/F-17/F
第 15B 座 Tower 15B	2 樓至 3 樓、5 樓至 12 樓、15 樓至 17 樓 2/F-3/F,5/F-12/F,15/F-17/F
第 16A 座 Tower 16A	2 樓至 3 樓、5 樓至 12 樓、15 樓至 18 樓 2/F-3/F,5/F-12/F,15/F-18/F
第 17 座 Tower 17	2 樓至 3 樓、5 樓至 12 樓、15 樓至 18 樓 2/F-3/F,5/F-12/F,15/F-18/F
第 18B 座 Tower 18B	2 樓至 3 樓、5 樓至 12 樓及 15 樓 2/F-3/F,5/F-12/F & 15/F
第 19 座 Tower 19	2 樓至 3 樓、5 樓至 12 樓及 15 樓 2/F-3/F,5/F-12/F & 15/F
第 29 座 Tower 29	2 樓至 3 樓、5 樓至 12 樓 2/F-3/F, 5/F-12/F
第 30A 座 Tower 30A	2 樓至 3 樓、5 樓至 12 樓 2/F-3/F, 5/F-12/F

附錄 6　　使用住戶停車位選擇權

Annex 6　　Option to License Residential Car Parking Space(s)

(I) 賣方將會公佈住戶停車位(『住戶停車位』)之使用許可安排的有關時限、條款及細則、方式及方法及其他細節(『該等安排』)。當賣方公佈該等安排後，買方可按照該等安排行使該選擇權。如買方未有按照該等安排行使該選擇權以取得住戶停車位的該使用許可，該選擇權將會自動失效，賣方將再沒有責任授予該選擇權或使用許可予買方，買方亦不會就此獲得任何補償。
Relevant timeframe, terms and conditions, modes and methods and other details of the Licence arrangements (collectively, the "Arrangements") of the residential car parking space(s) ("Residential CPS") will be announced by the Vendor. The Purchaser can exercise the Option in accordance with the Arrangements as and when they are announced by the Vendor. If the Purchaser does not exercise the Option to take a Licence of the Residential CPS in accordance with the Arrangements, then the Option shall lapse automatically and become null and void, the Vendor shall have no further obligation to grant the Option or Licence to such Purchaser, and the Purchaser shall not be entitled to any compensation therefor.

(II) 該選擇權的行使及該使用許可的授予受以下條款及細則約束 :-
The exercise of the Option and the granting of the Licence are subject to the following basic terms and conditions :-

(a) 該使用許可必須於附錄3的提前入住及延後交易優惠下的佔用期終止或屆滿時終止。
The Licence must end upon the expiration or termination of the occupation period under the Early Move-in and Defer Completion Offer as mentioned in Annex 3.

(b) 住戶停車位的位置是固定的，可能位處該期數或其他期數內，並由賣方全權決定及指定，買方不得提出任何反對或異議。
The location of the Residential Car Parking Space will be a fixed one, and may be located in the Phase or other phase(s), and will be solely determined and assigned by the Vendor and the Purchaser shall not raise any objection or dispute.

(c) 買方已簽署賣方指定格式及內容之許可協議。
The Purchaser has signed the Licence Agreement in the Vendor's prescribed form and content.

(d) 如買方在按買賣合約(包括所有修改後的買賣合約及補充合約)完成買賣交易的情況下，可豁免住戶停車位的使用許可費用。但如買方未能按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣，買方須向賣方支付使用許可期內住戶停車位的使用許可費用，使用許可費用將以賣方就許可予該期數內的其他許可人的住戶停車位屆時一般地收取的市值收費，並由賣方不時決定及調整。
If the Purchaser completes the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), then the Licence fee for the Residential CPS shall be waived. However, if the Purchaser fails to complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall pay to the Vendor the Licence fee for the Residential CPS during the the licence period. The Licence fee shall be charged at the then prevailing market rates generally charged by the Vendor in respect of the residential car parking spaces at the Phase licensed to other licensees, as determined or adjusted by the Vendor from time to time.

(e) 在許可期內，賣方將會支付該住戶停車位之管理費、地租及差餉 (統稱『住戶停車位相關開支』)。但如買家未能按買賣合約(包括所有修改後的買賣合約及補充合約)完成該物業買賣，買家須向賣方償還所有住戶停車位相關開支。
The Vendor will pay the management fee, Government rent and rates of the Residential Car Parking Space (collectively "CPS Relevant Expenses") during the licence period. However, if the Purchaser fail to complete the sale and purchase of the Property in accordance with the Agreement (including all revised Agreement and supplemental agreement(s)), the Purchaser shall reimburse all CPS Relevant Expenses to the Vendor.

(f) 在許可期內，買家須負責支付或(如賣方已支付)向賣方償還該住戶停車位之管理費按金、其他按金及有關費用(包括但不限於特別基金)。為免疑問，支付該住戶停車位之管理費按金、其他按金及有關費用並不構成住戶停車位相關開支的一部分。
The Purchaser shall pay or (if the Vendor has already paid) reimburse to the Vendor the management fee deposit, other deposits and related fees (including but not limited to contribution to Special Funds) of the Residential Car Parking Space during the licence period. For the avoidance of doubt, the management fee deposit, other deposits and related fees of the Residential Car Parking Space do not form part of the CPS Relevant Expenses.

(g) 在許可期內，買家不可出租、分租、許可、分許可、分享或分開擁有或佔用該住戶停車位或其任何部分。
The Purchaser shall not let, sub-let, licence, sub-licence, share or part with possession or occupation of the Residential Car Parking Space or any part thereof during the licence period.

(h) 該選擇權及該使用許可的其他條款及細則由賣方不時決定。
Other terms and conditions of the Option and the Licence shall be determined by the Vendor from time to time.

(5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：
The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES
晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED
香港(國際)地產商會有限公司及其特許會員 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED & CHARTERED MEMBERS
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
康業物業代理有限公司 HONG YIP PROPERTIES AGENCY LIMITED
康業服務有限公司 HONG YIP SERVICE CO LTD
啟勝地產代理有限公司 KAI SHING (REA) LIMITED
美聯物業地產代理有限公司 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
云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

請注意: 任何人可委任任何地產代理在購買該期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就該期數指定的互聯網網站的網址為: **http://www.parkyoho.com/genova**
The address of the website designated by the Vendor for the Phase is: **http://www.parkyoho.com/genova**