

價單 Price List

第一部份：基本資料 Part 1: Basic Information

| | | | |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------------------|
| 期數名稱 Name of the Phase | GRANDE MONACO GRANDE MONACO | 期數（如有） Phase No. (if any) | MONACO發展項目第2期 Phase 2 of MONACO Development |
| 期數位置 Location of Phase | 沐泰街12號（此臨時門牌號數有待期數建成時確認） 12 Muk Tai Street (This provisional street number is subject to confirmation when the Phase is completed) | | |
| 期數中的住宅物業的總數 The total number of residential properties in the Phase | | | 247 |

| | |
|--------------------------|------------------------------|
| 印製日期 Date of Printing | 價單編號 Number of Price List |
| 26 March 2021 | 4 |

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 |
| 12 April 2021 | 4A | - |
| 05 May 2021 | 4B | - |
| 22 June 2021 | 4C | - |

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 |
| Tower 1A 第1A座 | 37 | C | 42.253 (455) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0) | 14,825,000 | 350,863 (32,582) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 36 | C | 42.253 (455) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0) | 14,758,000 | 349,277 (32,435) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 35 | C | 41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0) | 14,657,000 | 354,000 (32,863) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 33 | C | 41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0) | 14,613,000 | 352,937 (32,765) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 32 | C | 41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0) | 14,570,000 | 351,898 (32,668) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 31 | C@ | 41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0) | 14,526,000 | 350,836 (32,570) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 30 | C | 41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0) | 14,483,000 | 349,797 (32,473) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| Tower 1B 第1B座 | 37 | A@ | 53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 18,457,000 | 346,910 (32,211) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 36 | A@ | 53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 18,439,000 | 346,572 (32,180) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 35 | A@ | 53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 18,421,000 | 346,233 (32,148) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 33 | A | 53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 18,403,000 | 345,895 (32,117) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 32 | A@ | 53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 18,385,000 | 345,557 (32,086) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 31 | A | 53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 18,367,000 | 345,218 (32,054) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| Mansion A 低座A座 | 3 | B | 30.915 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0) | 10,719,000 | 346,725 (32,189) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | 2 | B | 30.917 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0) | 10,687,000 | 345,667 (32,093) | -- | -- | -- | -- | -- | -- | -- | -- | -- | |

| 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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.) | 其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.) | | | | | | | | | | |
|----------------------------------------------|-------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------|--------------|----------------------|---------------|-----------------|---------------|------------|----|
| 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 | |
| Mansion A 低座A座 | 1 | B | 30.917 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0) | 10,655,000 | 344,632 (31,997) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| | G | B | 30.862 (332) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0) | 11,412,000 | 369,775 (34,373) | -- | -- | -- | 13.892 (150) | -- | -- | -- | -- | -- | -- | |
| | 3 | C@ | 57.045 (614) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0) | 17,842,000 | 312,771 (29,059) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 2 | C | 56.971 (613) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0) | 17,760,000 | 311,738 (28,972) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 1 | C | 56.971 (613) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0) | 17,706,000 | 310,790 (28,884) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | G | C | 55.485 (597) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0) | 20,413,000 | 367,901 (34,193) | -- | -- | -- | 46.571 (501) | -- | -- | -- | -- | -- | -- | -- |
| Mansion B 低座B座 | 5 | C@ | 59.911 (645) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 21,249,000 | 354,676 (32,944) | -- | -- | -- | -- | -- | 29.394 (316) | 2.730 (29) | -- | -- | -- | |
| | 3 | C@ | 51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 16,970,000 | 330,806 (30,743) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 2 | C | 51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 16,919,000 | 329,811 (30,650) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 1 | C@ | 51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0) | 16,869,000 | 328,837 (30,560) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | G | C@ | 50.031 (539) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0) | 18,687,000 | 373,508 (34,670) | -- | -- | -- | 28.887 (311) | -- | -- | -- | -- | -- | -- | -- |

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱期數的售樓說明書，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時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

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

(i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4) 註：在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約中訂明的住宅物業的實際金額。因應相關支付條款及／或相關折扣(如有)按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。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: In paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "transaction price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded up to the nearest thousand to determine the transaction price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於成交金額5%之金額作為臨時訂金，其中港幣\$100,000之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以銀行本票及/或支票支付，本票及支票抬頭請寫「高李葉律師行」或「Kao, Lee & Yip Solicitors」。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cashier order(s) and/or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Kao, Lee & Yip Solicitors" or 「高李葉律師行」.

(A) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減5%) (5% discount on the Price)

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

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

(2) 成交金額95%即成交金額之餘款須於買方簽署臨時合約後180天內由買方繳付或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計14天內由買方繳付，以較早者為準。

95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 180 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(A1) (並無此編號之支付條款)

(No Terms of Payment of such numbering)

(A2) 180 天備用二按貸款付款計劃 180-day Standby Second Mortgage Loan Payment Plan (照售價減2%) (2% discount on the Price)

(只適用於本價單上設有符號“@”的指明住宅物業)(Only applicable to a specified residential property marked with a “@” in this price list)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 180 天內由買方繳付或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計 14 天內由買方繳付，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 180 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

買方可向賣方指定的二按財務機構申請備用二按貸款，主要條款見(4)(iii)(c)。

The Purchaser can apply for Standby Second Mortgage Loan from the Vendor's designated second mortgage financing company. Please refer to (4)(iii)(c) for key terms.

(B) 投資夢想家居 360 天現金優惠付款計劃 Dream House Investment with 360-day Cash Payment Plan (照售價減3.5%) (3.5% discount on the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 120 天內再付成交金額 5% 作為加付訂金。
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP.
- (3) 成交金額 90%即成交金額之餘款須於買方簽署臨時合約後 360 天內由買方繳付或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計 14 天內由買方繳付，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 360 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(B1) (並無此編號之支付條款)

(No Terms of Payment of such numbering)

(B2) 投資夢想家居 360 天備用二按貸款付款計劃 Dream House Investment with 360-day Standby Second Mortgage Loan Payment Plan (照售價減0.5%) (0.5% discount on the Price)

(只適用於本價單上設有符號“@”的指明住宅物業)(Only applicable to a specified residential property marked with a “@” in this price list)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 120 天內再付成交金額 5% 作為加付訂金。
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP.
- (3) 成交金額 90%即成交金額之餘款須於買方簽署臨時合約後 360 天內由買方繳付或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計 14 天內由買方繳付，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 360 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

買方可向賣方指定的二按財務機構申請備用二按貸款，主要條款見(4)(iii)(c)。

The Purchaser can apply for Standby Second Mortgage Loan from the Vendor's designated second mortgage financing company. Please refer to (4)(iii)(c) for key terms.

(C) 靈活「置業易」480天付款計劃 Make Home Easy with Flex-480 Payment Plan (照售價減3%) (3% discount on the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後120 天內再付成交金額 5% 作為加付訂金。
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP.
- (3) 成交金額 90%即成交金額之餘款須於買方簽署臨時合約後 480 天內由買方繳付或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計 14 天內由買方繳付，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 480 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(C1) 靈活「置業易」480天備用二按貸款付款計劃 Make Home Easy with Flex-480 Standby Second Mortgage Loan Payment Plan (照售價) (the Price)

(只適用於本價單上設有符號“@”的指明住宅物業)(Only applicable to a specified residential property marked with a “@” in this price list)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後120天內再付成交金額5%作為加付訂金。
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP.
- (3) 成交金額90%即成交金額之餘款須於買方簽署臨時合約後480天內由買方繳付或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計14天內由買方繳付，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 480 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

買方可向賣方指定的二按財務機構申請備用二按貸款，主要條款見(4)(iii)(c)。

The Purchaser can apply for Standby Second Mortgage Loan from the Vendor's designated second mortgage financing company. Please refer to (4)(iii)(c) for key terms.

(D) 建築期付款計劃 Stage Payment Plan (照售價減1.5%) (1.5% discount on the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後60天內再付成交金額5%作為加付訂金。
5% of the transaction price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- (3) 成交金額90%即成交金額之餘款須於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計14天內由買方繳付。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(E) 會德豐之友付款計劃 Wheelock's Friends Payment Plan (照售價減2%) (2% discount on the Price)

(此支付條款只限「會德豐之友」的買方選用)(Such terms of payment may only be chosen by a “Wheelock's Friends”)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後60天內再付成交金額5%作為加付訂金。
5% of the transaction price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- (3) 成交金額90%即成交金額之餘款須於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期起計14天內由買方繳付。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

受限於相關交易文件條款及條件，「會德豐之友」指購買本價單所列之指明住宅物業且

Subject to the terms and conditions of the relevant transaction documents, “Wheelock's Friends” means a purchaser who purchases a specified residential property listed in this price list and,

- 1) 在簽署臨時買賣合約當日，買方(或構成買方之任何人士)曾於2011年1月1日或其後，直接向會德豐有限公司為控權公司之賣方(即《一手住宅物業銷售條例》(第621章)下所指之擁有人或如此聘用的人)購買任何一手住宅物業並簽署正式買賣合約及/或轉讓契

as of the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) has entered into an agreement for sale and purchase and/or an assignment to purchase any first-hand residential property(ies) directly from a vendor (i.e. as owner or person so engaged as referred to under the Residential Properties (First-hand Sales) Ordinance (Cap. 621)) of which Wheelock and Company Limited is a holding company, on or after 1 January 2011.

惟該買方必須已出示令賣方滿意之有效證明文件證明其符合前述要求。賣方就任何買方是否「會德豐之友」的決定為最終決定。

Provided That the purchaser shall have provided relevant supporting documents to the satisfaction of the Vendor to prove that the aforesaid requirement is met. The Vendor's determination as to whether a purchaser is a “Wheelock's Friends” shall be final.

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

- (a) 見 (4)(i)。
See (4)(i).
- (b) **「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member**
在簽署臨時合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。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「Club Wheelock」會員，方可享此折扣優惠。
A 1% discount on the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the PASP. 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) should be a Club Wheelock member on the date of signing the PASP in order to enjoy the discount offer.
- (c) **假日樂繽紛優惠 Vacation Fun Discount**
凡於2021年5月8日(包括當日)或之前簽署臨時買賣合約購買本價單中所列之住宅物業，可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to a Purchaser who signs the Preliminary Agreement for Sale and Purchase on or before 8 May 2021 to purchase a residential property listed in this price list.
- (d) **"Wheelock Living" 臉書頁面讚好優惠 "Wheelock Living" Facebook Page Likers' Discount**
凡於簽署臨時買賣合約前讚好"Wheelock Living" 臉書頁面的買家，可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to a Purchaser who has liked the "Wheelock Living" Facebook Page before signing the Preliminary Agreement for Sale and Purchase.
- (e) **啟德臨海低密度置業優惠 Harbour-side Low-density Livings Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) **摩納哥揚帆出海置業優惠 Sailing at Monaco Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (g) **啟德「聚寶盆」置業優惠 Kai Tak's 「Fortune Bucket」 Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (h) **新婚"啟"航置業優惠 Starting a fabulous newlywed life in Kai Tak Discount**
(只適用於2021年6月27日當日或之前簽署臨時買賣合約之買賣) (Only applicable to a transaction the Preliminary Agreement for Sale and Purchase of which is signed on or before 27 June 2021)
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (i) **印花稅優惠 Stamp Duty Discount**
買方購買本價單中所列之住宅物業可獲8.5%售價折扣優惠。
A 8.5% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (j) **會德豐員工置業優惠 Wheelock Group Home Purchasing Discount**
如買方在簽署臨時買賣合約當日(或構成買方之任何人士)屬「會德豐合資格人士」，凡於2021年6月30日(包括當日)或之前簽署臨時買賣合約，並且沒有委任地產代理、營業員/中介人就購入住宅物業代其行事，可以獲得相等於指定金額的2.5%的折扣優惠。「指定金額」指扣除適用於上述第(4)(i)段(須按該買方選取之支付條款而定)及第(4)(ii)(b)至(i)各段的折扣後的金額。
If the Purchaser (or any person comprising the Purchaser) is a "Qualified Person of Wheelock Group" as of the date of signing of the PASP, who signs the PASP for purchase of a residential property listed in this price list on or before 30 June 2021, provided that the Purchaser did not appoint any estate agent, salesperson/ intermediary to act for him in the purchase of the residential property(ies), a 2.5% discount on the Specified Amount would be offered. "Specified Amount" means the price after deducting the applicable discount(s) in paragraph (4)(i) (according to the terms of payment such Purchaser has selected) and paragraphs (4)(ii)(b) to (i) above.
「會德豐合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親(任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在近親關係保留最終決定權)：
"Qualified Person of Wheelock Group" means any director or employee (and his/her close family member (a spouse, parent, grandparent, child, grand-child or sibling of a person is a "close family member" of that person Provided That relevant supporting document(s) to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of the following companies or any of its subsidiaries incorporated in Hong Kong :
1. 會德豐有限公司 Wheelock and Company Limited 或 or;
 2. 會德豐地產有限公司 Wheelock Properties Limited 或 or;
 3. 會德豐地產(香港)有限公司 Wheelock Properties (Hong Kong) Limited 或 or;
 4. 隆豐國際發展有限公司 Wheelock Corporate Services Limited
 5. 九龍倉集團有限公司 The Wharf (Holdings) Limited 或 or;
 6. 九龍倉置業地產投資有限公司 Wharf Real Estate Investment Company Limited 或 or;
 7. 夏利文物業管理有限公司 Harriman Property Management Limited 或 or;
 8. 海港企業有限公司 Harbour Centre Development Limited 或 or;
 9. 現代貨箱碼頭有限公司 Modern Terminals Limited

買方在簽署有關的臨時合約前須即場提供令賣方滿意的證據證明其為會德豐合資格人士，賣方就相關買方是否會德豐合資格人士有最終決定權，如有任何爭議，賣方之決定為最終決定及對買方具有約束力。

The Purchaser shall before signing of the relevant PASP on the spot provide evidence for proof of being a Qualified Person of Wheelock Group to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion. In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

(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

(a) 見 (4)(i) 及 (4)(ii)。
See (4)(i) and (4)(ii).

(b) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(c) 備用二按貸款 (只適用於購買本價單上設有符號“@”的指明住宅物業並選用第(4)(i)段中支付條款(A2)或(B2)或(C1)之買方)

Standby Second Mortgage Loan (Only applicable to a Purchaser who purchases a specified residential property marked with a “@” in this price list and chooses Terms of Payment (A2) or (B2) or (C1) in paragraph (4)(i))

買方可向賣方指定的二按財務機構申請備用二按貸款(「第二按揭貸款」)(賣方或賣方指定的二按財務機構有權隨時停止提供第二按揭貸款而無須另行通知)，主要條款如下：

Purchaser can apply for Standby Second Mortgage Loan ("Second Mortgage Loan") from Vendor's designated second mortgage financing company (the Vendor or Vendor's designated second mortgage financing company may stop providing the second mortgage loan at any time without further notice). Key terms are as follows:-

A) 第二按揭貸款最高金額為成交金額的25%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的80%。

The maximum second mortgage loan amount shall be 25% of the transaction price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the transaction price.

第二按揭貸款為首24個月免息免供期，利息由第25個月開始計算，第25個月至第36個月之按揭利率為港元最優惠利率(P)減2.5% p.a. (P - 2.5%)，第37個月至第60個月為港元最優惠利率(P)，其後之按揭利率為 港元最優惠利率(P)加1% p.a. (P + 1%)，利率浮動。最終按揭利率不時由賣方指定的二按財務機構以絕對酌情權決定。

The principal repayment and the interest payment will not be required to repay for the first 24 months of the tenure of the Second Mortgage Loan. Interest rate of Second Mortgage Loan shall be calculated and payable starting from the 25th month. Interest rate of Second Mortgage Loan for the the 25th month to 36th month shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.5% p.a. (P - 2.5%), the 37th month to 60th month at Hong Kong Dollar Best Lending Rate (P), thereafter at Hong Kong Dollar Best Lending Rate (P) plus 1% p.a. (P + 1%), subject to fluctuation. The final interest rate will be determined by the Vendor's designated second mortgage financing company from time to time at its absolute discretion.

賣方並無就此作出，或不得被視為就此作出任何不論明示或隱含之陳述、承諾或保證。

No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

B) 受限於相關交易文件條款及條件，買方提前全數清還第二按揭貸款可獲下表所列現金回贈(「提前清還第二按揭貸款現金回贈」)。

Subject to the terms and conditions of the relevant transaction documents, a cash rebate set out in the table below would be offered to the Purchaser who fully repays second mortgage loan early ("Early Full Repayment Second Mortgage Cash Rebate").

提前清還付清第二按揭貸款現金回贈列表

Early Full Repayment Second Mortgage Cash Rebate Table:

| 清還第二按揭貸款日期 [^] Date of full repayment of the balance of the Second Mortgage Loan [^] | 提前清還第二按揭貸款現金回贈金額 Early Full Repayment Second Mortgage Cash Rebate amount |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 提款日起計的 720日內 Within 720 days from the date of drawdown of the Second Mortgage Loan | 成交金額1% 1% of the transaction price |
| 提款日起計的 721 日至1,080日內 Within 721 days to 1,080 days from the date of drawdown of the Second Mortgage Loan | 成交金額0.8% 0.8% of the transaction price |

[^] 以賣方代表律師實際收到全數第二按揭貸款項日期為準。如訂明的期限的最後一日不是工作日(按香港法例第621章《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一工作日。

The date of settlement shall be the date on which payment of the second mortgage loan is actually received by Vendor's solicitors in full. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap.621, Laws of Hong Kong)), the said day shall fall on the next working day.

詳情以相關交易文件條款為準。

Subject to the terms and conditions of the relevant transaction documents.

- C) 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方指定的二按財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the Vendor's designated second mortgage financing company for a second mortgage loan not less than 60 days before the date of full settlement of the balance of the transaction price.
- D) 第二按揭貸款年期最長為 20 年，或相等於第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan, whichever is shorter.
- E) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件(如：最近三年之稅單或利得稅繳納通知書及最近六個月有顯示薪金存款或收入之銀行存摺/月結單)證明每月還款(即第一按揭貸款及第二按揭貸款及其他借貸的還款)不超過香港金融管理局不時訂明的「供款與入息比率」上限。
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents (for example latest 3 years' Tax Assessment and Demand Note or Profits Tax Assessment and Demand Note and latest 6 months' bank book/statements which show salary deposits or income) to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.
- F) 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior written consent from the first mortgagee bank to apply for a second mortgage loan.
- G) 第一按揭貸款及第二按揭貸款申請需由有關承接機構獨立審批。
First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.
- H) 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的二按財務機構)的指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及代墊付費用。
All legal documents of the second mortgage shall be handled by the Vendor's (or Vendor's designated second mortgage financing company) designated solicitors' firm and all legal costs and disbursements relating thereto shall be borne by the Purchaser.
- I) 第二按揭貸款批出與否及其條款，以賣方指定的二按財務機構的絕對最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the absolute and final decision of the Vendor's designated second mortgage financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.
- J) 第二按揭貸款受賣方指定的二按財務機構所定的其他條款及細則約束。
The second mortgage loan is subject to other terms and conditions as determined by the Vendor's designated second mortgage financing company.
- K) 買方需就申請第二按揭貸款繳交港幣\$5,000不可退還的申請手續費。
A non-refundable application fee of HK\$5,000 for the second mortgage loan shall be payable by the Purchaser.
- L) 第二按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the second mortgage loan.
- M) 第二按揭貸款以指明住宅物業之第二衡平法按揭及/或第二法定按揭作抵押。
The second mortgage loan shall be secured by a second equitable mortgage and/or second legal mortgage over the specified residential property.
- (d) **優先認購一個住宅停車位 Priority to purchase one residential parking space**
受制於合約，買方簽署臨時買賣合約購買任何在此價單中標有「#」的住宅物業可優先認購發展項目中的一個住宅停車位(「車位認購權」)。本車位認購權不得轉讓。發展項目住宅停車位的價單及銷售安排將由賣方全權及絕對酌情決定，並容後公佈。詳情以相關交易文件條款為準。
Subject to contract, a Purchaser who signs the PASP to purchase any of the residential property marked with a "#" in this price list shall have the priority to purchase one residential parking space in the Development ("Purchase Option"). The Purchase Option is not transferrable. Price list and sales arrangement of residential parking spaces in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later. Subject to the terms and conditions of the relevant transaction documents.

(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**

- (a) 如買方選用賣方代表作為買方代表律師同時處理有關買賣的所有法律文件，賣方同意為買方支付正式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)。如買方選擇另聘代表律師作為買方代表律師處理其購買，買方及賣方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the ASP. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect ASP.
- (b) 買方須支付有關臨時合約、正式合約及轉讓契的所有印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、任何根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、買家印花稅和附加印花稅，及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the PASP, ASP and the assignment (including but without limitation any stamp duty on, if any, nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong), and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(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

製作、登記及完成公契暨管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件核證副本之費用、所購住宅物業的正式合約及轉讓契之圖則費、為申請豁免買家印花稅及/或以較低稅率(第 2 標準)繳納從價印花稅而須作出的任何法定聲明的費用、所購住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購住宅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 incorporating Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to the ASP of the residential property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or charging ad valorem stamp duty at lower rates (Scale 2), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(5) 賣方已委任地產代理在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:

賣方委任的代理：

Agent appointed by the Vendor :

會德豐地產(香港)有限公司
Wheelock Properties (Hong Kong) Limited

Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

會德豐地產(香港)有限公司委任的分代理:

中原地產代理有限公司
Centaline Property Agency Limited
美聯物業代理有限公司
Midland Realty International Limited
利嘉閣地產有限公司
Ricacorp Properties Limited
香港置業(地產代理)有限公司
Hong Kong Property Services (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
云房網絡(香港)代理有限公司
Qfang Network (Hong Kong) Agency Limited

仲量聯行有限公司
Jones Lang Lasalle Limited
第一太平戴維斯(香港)有限公司
Savills (Hong Kong) Limited
萊坊(香港)有限公司
Knight Frank Hong Kong Limited
世邦魏理仕有限公司
CBRE Limited
高力國際太平洋有限公司
Colliers International Pacific Limited
戴德梁行(香港)有限公司
Cushman & Wakefield (HK) Limited

晉誠地產代理有限公司
Earnest Property Agency Limited
迎富地產代理有限公司
Easywin Property Agency Limited
香港(國際)地產商會有限公司
Hong Kong (International) Realty Association Limited
香港地產商會有限公司
Hong Kong Real Estate Agencies General Association Limited
領域佳士得國際地產
Landscape Christie's International Real Estate
美林物業代理有限公司
L&Lam Property Agency Limited

康城物業有限公司
Lohas Property Ltd
太陽物業代理有限公司
Sunrise Property Agency Limited
友和地產有限公司
United Properties Limited
泓諾地產
Mega Wealth Property Agency

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) 賣方就期數指定的互聯網站的網址為：<https://www.grandemonaco.hk>

The address of the website designated by the Vendor for the Phase is: <https://www.grandemonaco.hk>