

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	文曜 Sutton	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	九龍聯合道 18 號 No.18 Junction Road, Kowloon		
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)	92		

印製日期 Date of Printing	價單編號 Number of Price List
19 September 2023	1

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
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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，每平方米呎) 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
文曜 Sutton	3	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$13,318,000	225,603 (20,973)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	5	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$13,985,000	236,901 (22,024)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	6	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$14,840,000	251,385 (23,370)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	7	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,346,000	259,956 (24,167)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	8	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,469,000	262,040 (24,361)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	9	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,469,000	262,040 (24,361)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	10	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,531,000	263,090 (24,458)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	11	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,593,000	264,140 (24,556)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	12	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,655,000	265,191 (24,654)	-	0.553 (6)	-	-	-	-	-	-	-	-

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
文曜 Sutton	15	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,718,000	266,258 (24,753)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	16	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,781,000	267,325 (24,852)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	17	A	59.033 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,844,000	268,392 (24,951)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	19	A	58.970 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$15,970,000	270,816 (25,150)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	20	A	58.970 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$16,034,000	271,901 (25,250)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	21	A	58.970 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$16,098,000	272,986 (25,351)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	22	A	58.970 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$16,163,000	274,089 (25,454)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	23	A	58.970 (635) Balcony 露台: 2.046 (22) Utility Platform 工作平台: -	\$16,227,000	275,174 (25,554)	-	0.553 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	5	C	83.985 (904) Balcony 露台: 2.331 (25) Utility Platform 工作平台: 2.227 (24)	\$21,125,000	251,533 (23,368)	-	0.550 (6)	-	-	-	-	-	-	-	-

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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
文曜 Sutton	6	C	83.985 (904) Balcony 露台: 2.331 (25) Utility Platform 工作平台: 2.227 (24)	\$22,571,000	268,750 (24,968)	-	0.550 (6)	-	-	-	-	-	-	-	-
文曜 Sutton	9	C	83.985 (904) Balcony 露台: 2.331 (25) Utility Platform 工作平台: 2.227 (24)	\$24,041,000	286,253 (26,594)	-	0.697 (8)	-	-	-	-	-	-	-	-
文曜 Sutton	15	C	83.985 (904) Balcony 露台: 2.331 (25) Utility Platform 工作平台: 2.227 (24)	\$24,819,000	295,517 (27,455)	-	0.697 (8)	-	-	-	-	-	-	-	-
文曜 Sutton	19	C	83.973 (904) Balcony 露台: 2.331 (25) Utility Platform 工作平台: 2.227 (24)	\$25,621,000	305,110 (28,342)	-	0.697 (8)	-	-	-	-	-	-	-	-
文曜 Sutton	23	C	83.973 (904) Balcony 露台: 2.331 (25) Utility Platform 工作平台: 2.227 (24)	\$26,451,000	314,994 (29,260)	-	0.697 (8)	-	-	-	-	-	-	-	-
文曜 Sutton	3	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$7,984,000	227,050 (21,066)	-	0.210 (2)	-	-	-	-	-	-	-	-
文曜 Sutton	5	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$8,347,000	237,373 (22,024)	-	0.210 (2)	-	-	-	-	-	-	-	-
文曜 Sutton	6	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$8,848,000	251,621 (23,346)	-	0.210 (2)	-	-	-	-	-	-	-	-
文曜 Sutton	7	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$9,052,000	257,422 (23,884)	-	0.210 (2)	-	-	-	-	-	-	-	-

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
文曜 Sutton	8	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$9,106,000	258,958 (24,026)	-	0.210 (2)	-	-	-	-	-	-	-	-
文曜 Sutton	9	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$9,106,000	258,958 (24,026)	-	0.210 (2)	-	-	-	-	-	-	-	-
文曜 Sutton	10	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$9,133,000	259,726 (24,098)	-	0.210 (2)	-	-	-	-	-	-	-	-
文曜 Sutton	11	D	35.164 (379) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	\$9,161,000	260,522 (24,172)	-	0.210 (2)	-	-	-	-	-	-	-	-

(1) 賣方代表律師：「孖士打律師行」
Vendor's solicitors: "Mayer Brown"

(2) 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.

(3) 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(「臨時合約」)及正式買賣合約(「正式合約」)中訂明的住宅物業的實際價錢(即售價經計算相關支付條款及/或適用折扣後之價錢)。因應相關支付條款及/或適用折扣(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合約下購買的所有住宅物業選擇相同的支付條款及相同的已選之支付條款下提供的折扣、優惠贈品、財務優惠及利益(如有)。

Note: "Price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase ("PASP") and formal agreement for sale and purchase ("ASP"), i.e. the purchase price after applying the relevant terms of payment and/or the applicable discounts on Price. The price obtained after applying the relevant terms of payment and/or applicable 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 terms of payment and the same discount, gifts, financial advantage and benefit (if any) offered under the chosen terms of payment for all the residential properties purchased under the same PASP.

(4)(i) 支付條款 The Terms of Payment

於簽署臨時合約時，買方須繳付相等於樓價的 5%作為臨時訂金。其中港幣\$100,000 之部份臨時訂金須以銀行本票支付，臨時訂金餘款須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「孖士打律師行」。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the PASP. HK\$100,000 being part of the preliminary deposit shall be paid by cashier order and the remaining balance of the preliminary deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to "Mayer Brown".

(A) 換樓易建期付款 Home for Home Stage Payment (照售價減 6%) (6% discount from the Price)

- 買方須於簽署臨時合約時繳付相等於樓價 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合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
- 買方簽署臨時合約後 90 天內須再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
- 樓價 90%即樓價餘款於 2024 年 4 月 30 日或之前須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) on or before 30th April 2024.

(B) 輕鬆換樓易建期付款 Easy Home for Home Stage Payment (照售價減 3%) (3% discount from the Price)

- 買方須於簽署臨時合約時繳付相等於樓價 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合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
- 買方簽署臨時合約後 90 天內須再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

3. 樓價 90%即樓價餘款於 2024 年 9 月 30 日或之前須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) on or before 30th September 2024.

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

- (a) 見第 4(i) 段
See paragraph 4(i)

- (b) 41 名校網折扣
41 School Net Discount

買方可獲 2%售價折扣優惠。
The Purchaser(s) will be offered 2% discount on the Price.

- (c) 九龍塘花園城市生活折扣
Kowloon Tong Garden City Lifestyle Discount

買方可獲 2%售價折扣優惠。
The Purchaser(s) will be offered 2% discount on the Price.

- (d) 升級 3 房折扣
Upgrade to 3-bedroom Units Discount

3 至 29 樓 C 單位 (不設 4 樓、13 樓、14 樓及 24 樓) 及 29 樓 A 單位買方可獲 2%售價折扣優惠。
The Purchaser(s) of Unit C on 3 to 29/F (4/F, 13/F, 14/F and 24/F are omitted) and Unit A on 29/F will be offered 2% discount on the Price.

- (e) 「息買樓」置業優惠
“Interest to Purchase” Discount

買方提供其現有定期存款證明可獲 5%售價折扣優惠。
The Purchaser(s) with provision of proof regarding his/her time deposit(s) will be offered 5% discount on the Price.

- (f) 印花稅津貼折扣
Stamp Duty Discount

買方可獲 5%售價折扣優惠。
The Purchaser(s) will be offered 5% discount on the Price.

如買方於簽署臨時合約時不選擇印花稅津貼折扣，則買方可享有第(4)(iii)(b)段所述之「從價印花稅」優惠。為免疑問，就購買每個住宅物業，買方只可享有印花稅津貼折扣或第(4)(iii)(b)段

所述之「從價印花稅」優惠的其中一項。

If the Purchaser does not choose the Stamp Duty Discount upon the signing of PASP, the Purchaser is entitled to the “Ad Valorem Stamp Duty” Benefit set out in paragraph (4)(iii)(b). For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either Stamp Duty Discount or the “Ad Valorem Stamp Duty” Benefit as set out in paragraph (4)(iii)(b).

- (g) 特別折扣 (適用於任何沒有採用第(4)(iii)(c)段備用第一按揭貸款之買家)

Special Discount (Only applicable to the Purchaser without using the Standby First Mortgage Loan as set out in paragraph (4)(iii)(c))

買方可獲 4%售價折扣優惠。

The Purchaser(s) will be offered 4% discount on the Price.

- (h) 限時折扣

Time Limit Discount

凡於 2023 年 9 月 30 日或之前簽署臨時合約，買方可獲 1%售價折扣作為限時折扣。

Where the PASP is signed on or before 30 September 2023, the Purchaser(s) will be offered 1% discount on the Price as the Time Limit Discount.

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

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

- (a) 見第 4(i) 及(ii)段

See paragraphs 4(i) and (ii)

- (b) 「從價印花稅」優惠

“Ad Valorem Stamp Duty” Benefit

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及餘款[^]及按買賣合約完成購買指明住宅物業)，賣方將直接代買方向稅務局繳付所購買的指明住宅物業之買賣合約所須繳付的從價印花稅。代繳金額為樓價「按第 2 標準稅率」計算或實際須繳付的從價印花稅款額，以較低者為準，上限為樓價的 4.25%，超出上限的從價印花稅款額(如有)，由買方自行承擔及繳付。若買方簽署臨時合約時擁有其他任何香港住宅物業(「原物業」)並於完成購買指明住宅物業後售出原物業並向印花稅署申請退還部分從價印花稅，買方無須將該部份退還的款項之任何部份支付予賣方。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price[^] according to the respective dates stipulated in the agreement for sale and purchase and complete the purchase of the specified residential property in accordance with the agreement for sale and purchase), the Vendor will directly pay the ad valorem stamp duty ("AVD") payable by the Purchaser in respect of the agreement for sale and purchase of the specified residential property to the Inland Revenue Department. The payment shall be the amount of AVD at the rates under Scale 2 or the amount of AVD actually payable but subject to a cap at 4.25% of the purchase price. The excess amount of the AVD above the cap (if any) shall be borne and paid by the Purchaser. Where the Purchaser owns any other residential property in Hong Kong (the “original property”) at the time of signing of the PASP and subsequently sells the original property after the completion of the purchase of the specified residential property and then he/she applies for a partial refund of AVD from the Stamp Office, the Purchaser is not required to pay any part of the partial refund to the Vendor.

[^] 以賣方代表律師實際收到款項日期計算。

[^] the actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser.

- (c) 備用第一按揭貸款 (只適用於 3 至 29 樓 C 單位 (不設 4 樓、13 樓、14 樓及 24 樓) 及 29 樓 A 單位之買家)
Standby First Mortgage Loan (Only applicable to the Purchaser of Unit C on 3 to 29/F (4/F, 13/F, 14/F and 24/F are omitted) and Unit A on 29/F)
- (i) 買方可向賣方指定財務機構(「指定財務機構」)申請備用第一按揭貸款。
The Purchaser(s) may apply for Standby First Mortgage Loan from the Vendor's designated financing company ("designated financing company")
- (ii) 第一按揭貸款的最高金額為淨樓價的 85%，惟貸款金額不可超過應繳付之樓價餘額。第一按揭貸款年期最長為 24 個月。第一按揭貸款於貸款提款日起息。買方於貸款期內免供本金，只須按月支付利息。年利率為 3%。詳情請參閱附錄 1。
The maximum amount of the First Mortgage Loan shall be 85% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. The maximum tenor of First Mortgage Loan shall be 24 months. Interest on the First Mortgage Loan will accrue from the day of drawdown. The Purchaser will not be required to repay the principal of the First Mortgage Loan during the Tenor, but is obliged to pay interest thereon on a monthly basis during the Tenure. Interest rate shall be at 3% per annum. Please see Annex 1 for details.
- (iii) 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，但無須壓力測試。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), but no stress test is required. 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.
- (iv) 上文「淨樓價」一詞指扣除第(4)(ii)段及第(4)(iii)段所述所有相關的折扣、回贈及/或其他優惠(如有的話)後的住宅物業之樓價。
The term "net purchase price" above means the amount of the purchase price of the residential property after deducting all the relevant discounts, rebates and/or other benefits (if any) as set out in paragraph (4)(ii) and paragraph 4(iii).
- (d) 提早成交現金回贈 (只適用於選擇第 4(i)段中支付條款(B)「輕鬆換樓易建期付款」之買方)
Early Settlement Cash Rebate (Only applicable to the Purchaser(s) who has/have selected the Terms of Payment (B) "Easy Home for Home Stage Payment" under paragraph 4(i))

於 2024 年 4 月 30 日或之前付清所有樓價餘款[^]將回贈相等於樓價 1%之金額。

[^] 以賣方代表律師實際收到款項日期計算。

Equivalent to 1% of the purchase price if the balance of purchase price[^] shall be fully paid on or before 30 April 2024.

[^] The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

買方須於提前付清樓價全數日前最少 30 日，以書面向賣方申請提早成交現金回贈，賣方會於收到申請並確認有關資料無誤後將提早成交現金回贈直接在買方付清樓價之同時用於支付部份的樓價餘款。

The Purchaser(s) shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the full amount of the whole of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will, simultaneously upon the Purchaser(s) making full settlement of the whole of the purchase price, apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

(c) 首 1 年保修優惠
First 1 Year Warranty Offer

在不減損閣下於正式合約下之權利下，於收到閣下於（臨時合約及正式合約所定之該物業的成交日期起計的 1 年內或 (b) 在閣下簽署該物業轉讓契之日起計的 1 年內以較早者為準「時限」所發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救（因閣下或閣下的代理人、承辦商或該物業的住客、使用者或訪客的行為或疏忽所導致的欠妥之處除外）。首 1 年保修優惠以相關交易文件條款及條件作準。

Without prejudice to your rights under the ASP, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by you within (a) 1 year from the date of completion of the sale and purchase of the Property as stipulated in the PASP and the ASP, or (b) 1 year from the date of your execution of the Assignment of the Property, whichever is earlier (the "Time Limit"), remedy any defects to the Property (caused otherwise than by any act or neglect of you or your agent, contractor or resident, occupier or visitor of the Property. The First 1 Year Warranty Offer is subject to the terms and conditions of the relevant transaction documents.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

- (a) 如買方就其在有關購買住宅物業選用賣方指定之代表律師作為買方之代表律師，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(不包括擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。在任何其他情況下，買方須負責其在有關購買住宅物業之律師費用及代墊付費用。

If the Purchaser(s) appoints the Vendor's solicitors to act on his/her behalf in respect of the purchase of the residential property, the Vendor agrees to bear the legal costs of the ASP and the Assignment (exclusive of the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser(s)). In any other cases, the Purchaser(s) shall bear his/her own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- (b) 買方須支付一概有關臨時合約、正式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、利息及附加費用等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the PASP, the ASP and the Assignment (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), will be borne by the Purchasers.

(4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

有關該住宅物業交易之製作、登記及完成大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的正式合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律費用、其他開支及代墊付費用及就有關購買住宅物業的任何其他文件的所有法律費用、其他開支及代墊付費用等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the ASP and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges and disbursements of any other documents relating to the purchase of the residential property.

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

2. 所有就購買該發展項目中的指明住宅物業而可能連帶獲得的任何贈品、財務優惠或利益均只提供予臨時合約中訂明的買方及不可轉讓。
All of the gift, financial advantage or benefit that may be made available in connection with the purchase of a specified residential property in the Development are offered to Purchaser as specified in the PASP only and shall not be transferable.
3. 如買方希望更改支付條款，須於買方簽署正式合約後但不遲於 180 日內向賣方提出申請，並須向賣方繳付手續費 \$10,000 及承擔有關法律費用及雜費(如有)。賣方對任何申請更改支付條款的批准與否有最終決定權。
If the Purchaser wishes to change the terms of payment, the Purchaser shall apply to the Vendor to change the terms of payment after the date of the Purchaser's signing of the ASP but not later than 180 days after the date of the Purchaser's signing of the ASP, and pay a handling fee of \$10,000 to the Vendor and the Purchaser shall bear all related legal costs and disbursements (if any). The approval or disapproval of the application for any change of the terms of payment is subject to the final decision of the Vendor.

附錄 1 備用第一按揭貸款

Annex 1 Standby First Mortgage Loan

Only applicable to the Purchaser who is an individual.

只適用於買方為個人。

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the First Mortgage Loan. Key terms are as follows:

買方可向賣方的指定財務機構(『指定財務機構』)申請第一按揭貸款，主要條款如下：

- (I) The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before the date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.
買方於完成該物業之買賣交易日前最少 60 日必須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。
- (II) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
第一按揭貸款以該物業之第一法定按揭作抵押。
- (III) The maximum tenor of First Mortgage Loan shall be 24 months.
第一按揭貸款年期最長為 24 個月。
- (IV) The maximum amount of the First Mortgage Loan shall be 85% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.
第一按揭貸款的最高金額為淨樓價的 85%，惟貸款金額不可超過應繳付之樓價餘額。
- (V) Interest on the First Mortgage Loan will accrue from the day of drawdown. The Purchaser will not be required to repay the principal of the First Mortgage Loan during the Tenor, but is obliged to pay interest thereon on a monthly basis during the Tenure. Interest rate shall be at 3% per annum.
第一按揭貸款於貸款提款日起息。買方於貸款期內免供本金，只須按月支付利息。年利率為 3%。
- (VI) The Property shall only be self-occupied by the Purchaser.
該物業只可供買方自住。
- (VII) First Mortgage Loan shall be fully drawn in one lump sum and shall only be applied for payment of the Balance of Purchase Price.
第一按揭貸款必須一次過全部提取，並只限用於繳付售價餘額。
- (VIII) In the event the First Mortgage Loan has been approved but not drawn by the end of its availability period, a commitment fee equivalent to 2.0% of the First Mortgage Loan amount would be payable by the Purchaser(s) to the designated financing company.
如已獲批的第一按揭貸款未有於到期日前提取，則買方須向指定財務機構繳付相當於第一按揭貸款額 2.0%的承諾費。
- (IX) The Purchaser shall repay the First Mortgage Loan in FULL on or before the last day of the tenor.
買方須於貸款期的最後一日或之前全數償還第一按揭貸款的本金。

- (X) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$1,000,000.
全數或部分償還不徵收提前償還罰款，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$1,000,000。
- (XI). 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), but no stress test is required. 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.
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，但無須壓力測試。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。
- (XII). The First Mortgage Loan shall be approved by the designated financing company independently.
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII). The Purchaser shall pay HK\$10,000 being the non-refundable application fee for the First Mortgage Loan.
買方須就申請第一按揭貸款支付港幣\$10,000 不可退還的申請手續費。
- (XIV). 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.
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。
- (XV). 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.
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。
- (XVI) 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 Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
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，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。
- (XVII). The First Mortgage Loan is subject to other terms and conditions.
第一按揭貸款受其他條款及細則約束。
- (XVIII). 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.
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。

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及條件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.

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

賣方委任的代理：
Agent appointed by the Vendor:

建灝地產代理有限公司 K&K Real Estate Agency Limited

建灝地產代理有限公司委任的次代理：
Sub-Agents appointed by K&K Real Estate Agency Limited:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
香港(國際)地產商會 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION
香港地產代理商總會 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION
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
友和地產有限公司 UNITED PROPERTIES LIMITED

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

- (6) 賣方就發展項目指定的互聯網網站的網址為: <https://www.sutton.hk/>
The address of the website designated by the Vendor for the Development is: <https://www.sutton.hk/>