

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱	雲滙發展項目的第二期	期數 (如有)	第二期^
Name of the Phase of the Development	PHASE 2 OF ST MARTIN DEVELOPMENT	Phase No. (if any)	PHASE 2^
發展項目位置	科進路12號		
Location of Development	12 FO CHUN ROAD		
發展項目(或期數)中的住宅物業的總數	640		
The total number of residential properties in the development (or phase of the development)			

印製日期	價單編號
Date of Printing	Number of Price List
10 March 2021	5

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
19 March 2021	5A	√
09 April 2021	5B	√
14 May 2021	5C	√
17 June 2021	5D	-
24 December 2021	5E	√
24 June 2022	5F	√
08 July 2022	5G	√
03 April 2024	5H	√
12 April 2024	5I	√
18 April 2024	5J	√

^備註:



期數中住宅發展項目的第8座至第11座稱為「雲滙」

^Remarks:
Tower 8 to Tower 11 of the residential development in the Phase are called "St Martin"

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
8	19	A1	42.501 (457) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	10,883,400 10,920,500	256,074 (23,815) 256,947 (23,896)	-	-	-	-	-	-	-	-	-	-
8	18	A1	42.501 (457) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	10,804,400 11,376,400	254,215 (23,642) 267,674 (24,894)	-	-	-	-	-	-	-	-	-	-
8	17	A1	42.501 (457) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	10,674,600 10,804,400	251,161 (23,358) 254,215 (23,642)	-	-	-	-	-	-	-	-	-	-
8	16	A1	42.669 (459) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	10,642,000 11,011,500	249,408 (23,185) 258,068 (23,990)	-	-	-	-	-	-	-	-	-	-
8	15	A1	42.669 (459) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	10,613,600	248,743 (23,123)	-	-	-	-	-	-	-	-	-	-
8	12	A1	42.669 (459) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	10,585,400	248,082 (23,062)	-	-	-	-	-	-	-	-	-	-
8	11	A1	42.669 (459) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	10,540,000	247,018 (22,963)	-	-	-	-	-	-	-	-	-	-

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
8	19	A2	46.497 (500) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	11,592,600 12,037,100	249,319 (23,185) 258,879 (24,074)	-	-	-	-	-	-	-	-	-	-
8	18	A2	46.497 (500) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	11,401,500 11,995,000	246,930 (22,963) 257,974 (23,990)	-	-	-	-	-	-	-	-	-	-
8	17	A2	46.497 (500) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	11,296,300 12,149,800	242,947 (22,593) 261,303 (24,300)	-	-	-	-	-	-	-	-	-	-
8	16	A2	46.497 (500) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	11,105,000 11,265,500	238,833 (22,210) 242,284 (22,531)	-	-	-	-	-	-	-	-	-	-
8	15	A2	46.497 (500) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	11,049,400	237,637 (22,099)	-	-	-	-	-	-	-	-	-	-
8	19	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,885,500 11,059,200	250,000 (23,210) 253,989 (23,580)	-	-	-	-	-	-	-	-	-	-

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
8	18	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,790,600 10,972,300	240,004 (23,025) 251,993 (23,395)	-	-	-	-	-	-	-	-	-	-
8	17	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,624,900 11,614,300	244,015 (22,654) 266,738 (24,764)	-	-	-	-	-	-	-	-	-	-
8	16	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,595,400	243,337 (22,591)	-	-	-	-	-	-	-	-	-	-
8	15	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,507,300	241,314 (22,404)	-	-	-	-	-	-	-	-	-	-
8	12	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,469,100	240,437 (22,322)	-	-	-	-	-	-	-	-	-	-
8	11	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,364,400	238,032 (22,099)	-	-	-	-	-	-	-	-	-	-
8	10	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,306,500	236,702 (21,975)	-	-	-	-	-	-	-	-	-	-
8	9	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,248,600	235,373 (21,852)	-	-	-	-	-	-	-	-	-	-

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
8	3	A3	43.542 (469) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,017,000	230,054 (21,358)	-	-	-	-	-	-	-	-	-	-
8	21	A6	33.496 (361) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.521 (16)	8,690,800	259,458 (24,074)	-	-	-	-	-	-	12.708 (137)	-	-	-
8	11	A6	33.496 (361) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.521 (16)	8,000,600 8,733,400	241,480 (22,406) 260,730 (24,192)	-	-	-	-	-	-	-	-	-	-
8	10	A6	33.496 (361) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.521 (16)	8,064,500 8,365,800	240,760 (22,339) 249,755 (23,174)	-	-	-	-	-	-	-	-	-	-
8	9	A6	33.496 (361) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.521 (16)	8,043,600 8,490,200	240,136 (22,201) 253,469 (23,519)	-	-	-	-	-	-	-	-	-	-
8	8	A6	33.496 (361) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.521 (16)	8,000,800 8,306,700	230,850 (22,163) 247,991 (23,010)	-	-	-	-	-	-	-	-	-	-
8	21	B3	44.318 (477) 露台 Balcony:2.250 (24) 工作平台 Utility Platform:1.500 (16)	11,247,800	253,798 (23,580)	-	-	-	-	-	-	28.002 (301)	-	-	-

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8	20	B3	44.318 (477) 露台 Balcony:2.250 (24) 工作平台 Utility Platform:1.500 (16)	10,312,600 10,409,700	232,696 (21,620) 234,887 (21,823)	-	-	-	-	-	-	-	-	-	-
8	19	B3	44.318 (477) 露台 Balcony:2.250 (24) 工作平台 Utility Platform:1.500 (16)	10,295,000 10,423,400	232,298 (21,583) 235,196 (21,852)	-	-	-	-	-	-	-	-	-	-
8	18	B3	44.318 (477) 露台 Balcony:2.250 (24) 工作平台 Utility Platform:1.500 (16)	10,276,700	231,885 (21,544)	-	-	-	-	-	-	-	-	-	-
8	17	B3	44.318 (477) 露台 Balcony:2.250 (24) 工作平台 Utility Platform:1.500 (16)	10,203,600	230,236 (21,391)	-	-	-	-	-	-	-	-	-	-
8	16	B3	44.318 (477) 露台 Balcony:2.250 (24) 工作平台 Utility Platform:1.500 (16)	10,167,200 10,204,300	229,415 (21,315) 230,252 (21,393)	-	-	-	-	-	-	-	-	-	-
8	12	B3	44.318 (477) 露台 Balcony:2.250 (24) 工作平台 Utility Platform:1.500 (16)	10,011,200 10,187,800	225,895 (20,900) 229,880 (21,358)	-	-	-	-	-	-	-	-	-	-
9	10	A1*	77.669 (836) 露台 Balcony:2.750 (30) 工作平台 Utility Platform:1.523 (16)	18,784,200	241,849 (22,469)	-	-	-	-	-	-	-	-	-	-

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9	9	A1*	77.669 (836) 露台 Balcony:2.750 (30) 工作平台 Utility Platform:1.523 (16)	18,732,600	241,185 (22,407)	-	-	-	-	-	-	-	-	-	-
9	8	A1*	77.669 (836) 露台 Balcony:2.750 (30) 工作平台 Utility Platform:1.523 (16)	18,681,000	240,521 (22,346)	-	-	-	-	-	-	-	-	-	-
9	10	A2	57.929 (624) 露台 Balcony:2.358 (25) 工作平台 Utility Platform:1.502 (16)	14,190,200	244,958 (22,741)	-	-	-	-	-	-	-	-	-	-
9	9	A2	57.929 (624) 露台 Balcony:2.358 (25) 工作平台 Utility Platform:1.502 (16)	14,144,000	244,161 (22,667)	-	-	-	-	-	-	-	-	-	-
9	8	A2	57.929 (624) 露台 Balcony:2.358 (25) 工作平台 Utility Platform:1.502 (16)	14,097,800	243,363 (22,593)	-	-	-	-	-	-	-	-	-	-
9	19	A3	52.466 (565) 露台 Balcony:2.358 (25) 工作平台 Utility Platform:1.500 (16)	13,615,900 14,435,000	259,549 (24,099) 275,131 (25,549)	-	-	-	-	-	-	-	-	-	-
9	18	A3	52.466 (565) 露台 Balcony:2.358 (25) 工作平台 Utility Platform:1.500 (16)	13,601,900 14,342,500	259,252 (24,074) 273,368 (25,385)	-	-	-	-	-	-	-	-	-	-
9	21	A5	42.300 (455) 露台 Balcony:2.134 (23) 工作平台 Utility Platform:0.000 (0)	10,841,400	256,298 (23,827)	-	-	-	-	-	-	25.557 (275)	-	-	-

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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
9	21	B1	41.417 (446) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,737,100	259,244 (24,074)	-	-	-	-	-	-	33.511 (361)	-	-	-
9	21	B2	41.659 (448) 露台 Balcony:2.063 (22) 工作平台 Utility Platform:1.502 (16)	10,785,200	258,892 (24,074)	-	-	-	-	-	-	29.606 (319)	-	-	-
9	G	B3	32.221 (347) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	8,139,600	252,618 (23,457)	-	-	-	-	24.947 (269)	-	-	-	-	-
9	21	B5	43.327 (466) 露台 Balcony:2.048 (22) 工作平台 Utility Platform:1.500 (16)	11,046,000	254,945 (23,704)	-	-	-	-	-	-	14.327 (154)	-	-	-
10	21	A5	42.421 (457) 露台 Balcony:2.258 (24) 工作平台 Utility Platform:0.000 (0)	10,889,100	256,691 (23,827)	-	-	-	-	-	-	29.202 (314)	-	-	-
10	2	B2	38.852 (418) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	9,547,000 10,416,000	245,727 (22,840) 268,094 (24,919)	-	-	-	2.759 (30)	-	-	-	-	-	-
10	21	B5	43.473 (468) 露台 Balcony:2.134 (23) 工作平台 Utility Platform:1.500 (16)	11,151,200	256,509 (23,827)	-	-	-	-	-	-	24.976 (269)	-	-	-
10	2	B5	41.339 (445) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:1.500 (16)	9,213,100	222,867 (20,704)	-	-	-	1.377 (15)	-	-	-	-	-	-

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11	11	A1*	77.126 (830) 露台 Balcony:2.750 (30) 工作平台 Utility Platform:1.523 (16)	18,444,500	239,148 (22,222)	-	-	-	-	-	-	-	-	-	-
11	1	A1*	79.212 (853) 露台 Balcony:2.750 (30) 工作平台 Utility Platform:1.523 (16)	17,376,000	219,361 (20,370)	-	-	-	-	-	-	-	-	-	-
11	12	A2	57.879 (623) 露台 Balcony:2.358 (25) 工作平台 Utility Platform:1.502 (16)	13,998,300 14,201,500	241,855 (22,469) 245,365 (22,795)	-	-	-	-	-	-	-	-	-	-
11	9	A2	57.879 (623) 露台 Balcony:2.358 (25) 工作平台 Utility Platform:1.502 (16)	13,844,500 14,270,900	239,197 (22,222) 246,564 (22,907)	-	-	-	-	-	-	-	-	-	-
11	18	A3*	73.414 (790) 露台 Balcony:2.750 (30) 工作平台 Utility Platform:1.540 (17)	18,921,000	257,730 (23,951)	-	-	-	-	-	-	-	-	-	-
11	17	A3#	73.414 (790) 露台 Balcony:2.750 (30) 工作平台 Utility Platform:1.540 (17)	18,530,900	252,416 (23,457)	-	-	-	-	-	-	-	-	-	-
11	20	A5	47.286 (509) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	11,562,500 12,039,400	244,523 (22,716) 254,608 (23,653)	-	-	-	-	-	-	-	-	-	-

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
11	21	B3	31.472 (339) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:0.000 (0)	8,496,000	269,954 (25,062)	-	-	-	-	-	-	16.396 (176)	-	-	-
11	21	B5	43.218 (465) 露台 Balcony:2.153 (23) 工作平台 Utility Platform:1.500 (16)	11,137,100	257,696 (23,951)	-	-	-	-	-	-	23.902 (257)	-	-	-
11	21	B6	31.291 (337) 露台 Balcony:2.141 (23) 工作平台 Utility Platform:0.000 (0)	8,062,600 8,251,100	257,665 (23,925) 263,689 (24,484)	-	-	-	-	-	-	-	-	-	-
11	20	B6	31.291 (337) 露台 Balcony:2.141 (23) 工作平台 Utility Platform:0.000 (0)	7,963,100 8,251,100	254,485 (23,629) 263,689 (24,484)	-	-	-	-	-	-	-	-	-	-
11	18	B6	31.291 (337) 露台 Balcony:2.141 (23) 工作平台 Utility Platform:0.000 (0)	7,943,300 7,980,300	253,853 (23,571) 255,035 (23,680)	-	-	-	-	-	-	-	-	-	-
11	12	B6	31.291 (337) 露台 Balcony:2.141 (23) 工作平台 Utility Platform:0.000 (0)	7,821,800 7,928,200	249,970 (23,210) 253,370 (23,526)	-	-	-	-	-	-	-	-	-	-

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)(N1) St Martin 置 Smart 付款計劃
St Martin 置 Smart Payment Plan

(i) 支付條款
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣\$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$100,000 made payable to “MAYER BROWN” for payment of part of the preliminary deposit. Please also prepare cheque(s) for payment of the balance of the preliminary deposit.

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 60 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5%於簽署臨時買賣合約的日期後 180 日內繳付。
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 240 日內繳付。
85% of the purchase price (balance of purchase price) shall be paid within 240 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 discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

如買方選擇第(4)(N1)段所述的付款計劃，可獲 10%售價折扣優惠。

A 10% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(N1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲5%售價折扣優惠。

The Purchaser will be offered 5% discount on the price.

3. 額外折扣
Extra Discount

買方可獲5%售價折扣優惠。

The Purchaser will be offered 5% discount on the price.

4. 特別折扣
Special Discount

買方可獲8%售價折扣優惠。

The Purchaser will be offered 8% discount on the price.

5. 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) 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.

(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

敬請細閱以下贈品、財務優惠或利益的詳情及本價單的備註的內容。

Please read carefully the following details of gift(s), financial advantage(s) or benefit(s) and the contents of Notes in this price list.

1. 特別現金回贈
Special Cash Rebate

如買方：

Where the Purchaser:

- 沒有使用第(4)(N1)(iii)4段所述的Super第二按揭貸款；及
has not utilized the Super Second Mortgage Loan as set out in paragraph (4)(N1)(iii)4; and

- 按買賣合約付清樓價餘額，
settles the balance of the purchase price in accordance with the agreement for sale and purchase,

買方可獲賣方送出特別現金回贈(「特別現金回贈」)。特別現金回贈的金額相等於樓價4%。

the Purchaser shall be entitled to the Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 4% of the purchase price.

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特別現金回贈，賣方會於收到申請並證實有關資料無誤後，將特別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 Special 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 Special Cash Rebate for part payment of the balance of the purchase price directly.

2. 科研專才/學術人才現金回贈 (只適用於指定住宅物業)
Scientific Researcher / Academic Talent Cash Rebate (only applicable to the designated residential properties)

符合附錄 1 所列明的條件的買方可獲科研專才/學術人才現金回贈。詳情請參閱附錄 1。

The Purchaser who satisfies the conditions as set out in Annex 1 will be eligible for a Scientific Researcher / Academic Talent Cash Rebate. Please see Annex 1 for details.

3. 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。如訂明的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)，則該日定為下一個工作日。

Where the Purchaser settles the balance of the purchase price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below. The date of settlement of the balance of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If the last day of the period 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.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
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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5% 5% of the purchase price
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買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後將提前付清樓價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 Early Settlement Cash Rebate at least 30 days before the date of early 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 Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

4. Super 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)

Super 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))

Super 第二按揭貸款的最高金額為淨樓價的 30%，惟第一按揭貸款(由第一按揭銀行提供)及 Super 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 2。

The maximum amount of the Super Second Mortgage Loan shall be 30% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super 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 2 for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(N1)(iii)1 段所述的特別現金回贈(如有)、第(4)(N1)(iii)2 段所述的科研專才/學術人才現金回贈(如有)及第(4)(N1)(iii)3 段所述的提前付清樓價現金回贈(如有)。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Special Cash Rebate (if any) as set out in paragraph (4)(N1)(iii)1, the Scientific Researcher / Academic Talent Cash Rebate (if any) as set out in paragraph (4)(N1)(iii)2 and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(N1)(iii)3.

5. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣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, 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 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)。

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).

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.

6. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 選購於價單上設有符號“*”之住宅物業之買方，可享有認購該期數或其他期數內的一個住戶停車位的權利。詳情請參閱附錄 3(a)。

The Purchaser of a residential property that is marked with a “*” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s). Please see Annex 3(a) for details.

- (b) 選購於價單上設有符號“#”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他期數內的一個住戶停車位。詳情請參閱附錄 3(b)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space of the Phase or other Phase(s). Please see Annex 3(b) for details.

- (c) 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 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.

- (d) 住戶停車位優惠受其他條款及細則約束。

The Offer of Residential Car Parking Space(s) is subject to other terms and conditions.

(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 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、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, 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所有相關事項，包括但不限於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 all relevant matters including but not limited to 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，無論是促使、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. 賣方的指定財務機構為賣方的有聯繫公司。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 Vendor's designated financing company is a related company of the Vendor. 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.

7. (只適用於公司買方) 如於支付樓價餘額的日期前(包括該日期)，買方的股東結構及／或董事於沒有得到賣方的書面同意下有任何變動(包括減少、增加、取代或更換)，賣方有絕對酌情權(但無責任)取消及／或撤回就購買該期數指明住宅物業而提供予買方的全部或任何贈品、財務優惠或利益。在此情況下，如賣方取消及／或撤回的任何贈品、財務優惠或利益已由賣方提供或給予買方，買方須立即將該等贈品、財務優惠或利益退回及／或退還賣方。買方不會為此獲得任何補償。作為享有贈品、財務優惠或利益的先決條件，買方須提供賣方不時要求的文件及資料以顯示及證明買方所有董事和股東的數目和身份以及買方的股東架構及／或董事並無變動。

(Applicable to corporate Purchaser only) If there are any changes (including any reduction, increase, substitution or replacement) in the shareholder structure and/or the directorship of the Purchaser at any time prior to (and including) the date of payment of balance of purchase price without the Vendor's written consent, the Vendor shall be entitled (but not obliged) to in its absolute discretion cancel and/or withdraw all or any of the gift, financial advantage or benefit to be made available to the Purchaser in connection with the purchase of a specified residential property in the Phase. In such event, if any of the gift, financial advantage or benefit being cancelled and/or withdrawn by the Vendor has already been provided or given by the Vendor to the Purchaser, the Purchaser shall return and/or refund such gift, financial advantage or benefit to the Vendor forthwith. The Purchaser shall not be entitled to any compensation therefor. As a pre-condition of enjoying the gift, financial advantage or benefit, the Purchaser shall provide documents and information as requested by the Vendor from time to time to show and prove the number and identity of all of the directors and shareholders of the Purchaser and no change in the shareholder structure and/or the directorship of the Purchaser.

附錄 1 科研專才/學術人才現金回贈 (只適用於指定住宅物業)

Annex 1 Scientific Researcher / Academic Talent Cash Rebate (only applicable to the designated residential properties)

(I) 如買方(或任何一位買方)或買方的親屬(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹或其他親屬)(或任何一位買方的親屬)或(如買方為公司)買方的股東(或其親屬)符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲科研專才/學術人才現金回贈(『科研專才/學術人才現金回贈』)：

If the Purchaser (or any one of the Purchasers) or a relative (i.e. spouse, parents (or spouse's parents), children, brothers, sisters or other relatives) of the Purchaser (or a relative of any one of the Purchasers) or (if the Purchaser is a company) the shareholder (or his/her relative) of the Purchaser meets the following condition, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Scientific Researcher / Academic Talent Cash Rebate ("Scientific Researcher / Academic Talent Cash Rebate"):-

(a) 科研專才
Scientific Researcher

- 其現時僱主的註冊地址位於香港科學園；或
His/her present employer's registered address is in the Hong Kong Science Park; or
- 其現時僱主的名稱包含「科研 / 研究」、「科學」、「科技」、「創新」、「醫學」、「醫療」、「生物」、「基因」、「智能」、「晶片」、「數碼」、「電腦」、「環保」或「能源」字眼。
His/her present employer's name includes the words "Research", "Science", "Technology", "Innovation", "Medicine", "Medical", "Biology", "Gene", "Intelligence", "Chip", "Digital", "Computer", "Environmentally Friendly" or "Energy".

(b) 學術人才(或其他人才)
Academic Talent (or other talent)

- 持有證書、文憑、副學士學位、學士學位或以上學歷。
Holder of a certificate, diploma, associate degree, bachelor's degree or above qualification.

(II) 科研專才/學術人才現金回贈金額如下(視情況而定)：

The amount of the Scientific Researcher / Academic Talent Cash Rebate is as follows (as the case may be):

指定住宅物業：

The designated residential properties:

座 Tower	樓層 Floor	單位 Unit	科研專才/學術人才現金回贈金額 The amount of the Scientific Researcher / Academic Talent Cash Rebate
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9	19	A3	樓價5% 5% of the purchase price
9	18	A3	樓價5% 5% of the purchase price

- (III) 買方於付清樓價餘額之日前最少30日以書面向賣方申請科研專才/學術人才現金回贈，並須提供有關的證書及(如適用)令至賣方滿意的書面文件以証明上述第(I)段所述之『親屬』關係。賣方會於收到申請並證實有關資料無誤後將科研專才/學術人才現金回贈直接用於支付住宅物業的部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Scientific Researcher / Academic Talent Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price, and provide the relevant certificate and satisfactory documentary evidence (if applicable) to prove the “relative” relationship as mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Scientific Researcher / Academic Talent Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

- (IV) 為免疑問，每個住宅物業只可獲一次科研專才/學術人才現金回贈。

For the avoidance of doubt, each residential property shall only be entitled to the Scientific Researcher / Academic Talent Cash Rebate once.

- (V) 科研專才/學術人才現金回贈受其他條款及細則約束。

The Scientific Researcher / Academic Talent Cash Rebate is subject to other terms and conditions.

- 附錄 2 Super 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 2 Super 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Super第二按揭貸款(『第二按揭貸款』)之主要條款如下:

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

- (I) 買方於付清樓價餘額之日前最少60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 makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 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) (a) 第二按揭貸款以該住宅物業之第二法定按揭作抵押。
The Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.
- (b) (只適用於買方為香港註冊成立的有限公司及其所有股東及董事均為個人) 買方於簽署臨時買賣合約的日期的所有股東和所有董事，必須成為第二按揭貸款的擔保人。
(Only applicable to the Purchaser who is a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) All shareholders and all directors of the Purchaser upon the date of signing of the preliminary agreement for sale and purchase, shall be the guarantor(s) for the Second Mortgage Loan.
- (III) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 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30%，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 30% 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.
- (V) 首36個月之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(『港元最優惠利率』)減2.5% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (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) 全數或部分提前償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還的金額必須不少於港幣\$100,000。
No prepayment penalty is levied for full or partial prepayment, but 1 month's prior written notice shall be given to the designated financing company. Each partial prepayment shall be of an amount of no less than HK\$100,000.
- (IX) 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.
- (X) 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.
- (XI) 每月所有種類貸款的供款總額不可高於每月收入總額的50%。
The total amount of monthly instalment of all kinds of loan shall not be higher than 50% of the total amount of monthly income.
- (XII) 第一按揭銀行須為指定財務機構所指定及轉介之銀行(『第一按揭銀行』)，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮。
The first mortgagee bank ("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. Please note that, the First Mortgagee Bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval.
- (XIII) 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.
- (XIV) 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.
- (XV) 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.

- (XVI) 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.
- (XVII) 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.
- (XVIII) 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3(a) 認購住戶停車位的權利
Annex 3(a) Option to purchase a residential car parking space

- (a) 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。
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.
- (b) 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。
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.
- (c) 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 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.
- (d) 認購住戶停車位的權利受其他條款及細則(包括但不限於土地批出的條款及細則) 約束。
The option to purchase a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

附錄3(b) 抽籤認購住戶停車位
Annex 3(b) Balloting for purchase a residential car parking space

- (a) 買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以決定選購住戶停車位的優先次序。在每次抽籤，可供選購的住戶停車位數量將不少於累計已出售的符合抽籤認購住戶停車位資格之住宅物業的數量(賣方扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的三分之一，數量以賣方公佈住戶停車位之相關銷售安排當日為準。

The Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor. In each balloting, the number of residential car parking spaces offered for sale will not be less than one third of the total number of sold residential properties which satisfy the requirement of the balloting for purchase a residential car parking space (after the Vendor deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement by the Vendor of the relevant sales arrangements of the residential car parking spaces.

- (b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以認購住戶停車位，其抽籤機會將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not participate in the balloting for purchase of a residential car parking space in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor, his/her/its balloting chance shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

- (c) 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 price and sales arrangements details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

- (d) 抽籤認購住戶停車位受其他條款及細則(包括但不限於土地批出的條款及細則)約束。
The balloting for purchase a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

- (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 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED

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

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

新鴻基地產(銷售及租賃)代理有限公司 SUN HUNG KAI REAL ESTATE (SALES AND LEASING) 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: **www.stmartin.com.hk/p2**

The address of the website designated by the vendor for the Phase is: **www.stmartin.com.hk/p2**