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**	朗濤 ONTOLO	期數(如有) **Phase No. (if any)**	--
發展項目位置 **Location of Development**	科研路 7 號 7 Fo Yin Road		
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)**			723

印製日期 **Date of Printing**	價單編號 **Number of Price List**
26/5/2022	6

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**
15/6/2022	6A	--
28/7/2022	6B	--
12/10/2022	6C	--
17/11/2022	6D	--
7/2/2023	6E	--
17/5/2023	6F	--
28/9/2023	6G	--
12/12/2023	6H	--
12/6/2024	6I	--

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

物業的描述 Descripton of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有) 平方米 (平方尺) 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 inclued 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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 1 第1座	2	D	69.910(753) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$20,598,000	294,636 (27,355)	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	3	D	69.910(753) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$21,252,000	303,991 (28,223)	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	5	D	69.910(753) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$23,498,000	336,118 (31,206)	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	6	D	69.910(753) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$24,021,000	343,599 (31,900)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	2	D	69.846(752) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$20,373,000	291,685 (27,092)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	3	D	69.846(752) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$21,019,000	300,933 (27,951)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	5	D	69.846(752) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$23,238,000	332,703 (30,902)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	6	D	69.846(752) 露台 Balcony: 5.020(54); 陽台 Verandah: - 工作平台 Utility Platform: -	$23,754,000	340,091 (31,588)	-	-	-	-	-	-	-	-	-	-
Tower 7A 第7A座	7	D	72.600(781) 露台 Balcony: 2.374(26); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	$14,966,000	206,143 (19,163)	-	-	-	-	-	-	-	-	-	-

第三部份：其他資料 **Part 3: Other Information**

1. 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

2. 根據《一手住宅物業銷售條例》第 **52(1)**條及第 **53(2)**及**(3)**條，**-**

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1) 條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2) 條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

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

4. 註：於本第 **4** 節內，「售價」指本價單第二部份表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售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 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 Transaction Price is obtained by applying the relevant terms of payment and/or applicable discounts on the Price and rounded off to the nearest thousand.

4(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約(「臨時合約」)時須繳付相等於成交金額 5%之金額作為臨時訂金，每個住宅物業必須以銀行本票支付港幣100,000 元正，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase ("PASP"), the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK$100,000 thereof per residential property being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "MAYER BROWN".

GA. 90 天現金付款計劃 (照售價減 5%) 90 Days Cash Payment Plan (5% discount on the Price)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

(3) 買方須於簽署臨時合約後 90 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 90 days after signing of the PASP by the purchaser(s).

GB. 90 天靈活一按付款計劃 (照售價減 2%) 90 Days Flexible First Mortgage Loan Payment Plan (2% discount on the Price)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

(3) 買方須於簽署臨時合約後 90 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 90 days after signing of the PASP by the purchaser(s).

買方可向發展商指定之財務機構申請「靈活第一按揭貸款」。詳情請參閱第(4)(iii)(1)段。
The purchaser(s) may apply the "Flexible First Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(1) for details.

GC. 90 天靈活一按加靈活二按付款計劃 (照售價減 1%) 90 Days Flexible First Mortgage and Flexible Second Mortgage Loan Payment Plan (1% discount on the Price)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

(3) 買方須於簽署臨時合約後 90 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 90 days after signing of the PASP by the purchaser(s).

買方(不適用於公司、機構或其他非個人買方)可向發展商指定之財務機構申請「靈活第一按揭貸款」。詳情請參閱第(4)(iii)(1)段。
The purchaser(s) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s)) may apply the "Flexible First Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(1) for details.

買方(不適用於公司、機構或其他非個人買方)可向發展商指定之財務機構申請「靈活第二按揭貸款」。詳情請參閱第(4)(iii)(3)段。
The purchaser(s) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s)) may apply the " Flexible Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(3) for details.

GD1. 180 天備用二按付款計劃 (照售價減 4%) 180 Days Standby Second Mortgage Loan Payment Plan (4% discount on the Price)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

(3) 買方須於簽署臨時合約後 180 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 180 days after signing of the PASP by the purchaser(s).

買方(不適用於公司、機構或其他非個人買方)可向發展商指定之財務機構申請「第二按揭貸款」。詳情請參閱第(4)(iii)(2)段。
The purchaser(s) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s)) may apply the "Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(2) for details.

GS. 180 天備用二按 S 付款計劃 (照售價減 4.5%) 180 Days Second Mortgage Loan Payment Plan S (4.5% discount on the Price)
(此付款計劃只適用於購買實用面積達 500 平方呎或以上的住宅物業。)
(This payment plan is only applicable to purchaser(s) who purchase(s) residential property with a saleable area of not less than 500 square feet.)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

(3) 買方須於簽署臨時合約後 180 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 180 days after signing of the PASP by the purchaser(s).

買方(不適用於公司、機構或其他非個人買方)可向發展商指定之財務機構申請「第二按揭貸款」。詳情請參閱第(4)(iii)(2)段。
The purchaser(s) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s)) may apply the "Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(2) for details.

GT. 270 天備用二按付款計劃 (照售價減 4%) 270 Days Second Mortgage Loan Payment Plan (4% discount on the Price)
(此付款計劃只適用於購買實用面積達 700 平方呎或以上的住宅物業。)
(This payment plan is only applicable to purchaser(s) who purchase(s) residential property with a saleable area of not less than 700 square feet.)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 100 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 100 days after the date of the signing of the PASP.

(3) 相等於成交金額 2.5%之部份成交金額於買方簽署臨時合約後 150 天內繳付。
A part payment of the Transaction Price equivalent to 2.5% of the Transaction Price shall be paid within 150 days after the date of the signing of the PASP.

(4) 相等於成交金額 2.5%之部份成交金額於買方簽署臨時合約後 200 天內繳付。
A part payment of the Transaction Price equivalent to 2.5% of the Transaction Price shall be paid within 200 days after the date of the signing of the PASP.

(5) 買方須於簽署臨時合約後 270 天內繳付成交金額 85%作為成交金額餘款。
85% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 270 days after signing of the PASP by the purchaser(s).

買方(不適用於公司、機構或其他非個人買方)可向發展商指定之財務機構申請「第二按揭貸款」。詳情請參閱第(4)(iii)(2)段。
The purchaser(s) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s)) may apply the "Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(2) for details.

GX1. 720 天備用二按提前入住付款計劃 (照售價減 1%) 720 Days Standby Second Mortgage Loan Early Move-in Payment Plan (1% discount on the Price)

此付款計劃只適用於購買以下住宅物業的買方;

This payment plan is only applicable to purchaser(s) who purchase(s) residential property below;

Tower 座	Floor 樓層	Unit 單位
1	2,3,5,6	D
2	2,5	D
3	2,3,5,6	D

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

(3) 相等於成交金額 1%之部份成交金額於買方簽署臨時合約後 180 天內繳付。
A part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 180 days after the date of the signing of the PASP.

(4) 相等於成交金額 1%之部份成交金額於買方簽署臨時合約後 270 天內繳付。
A part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 270 days after the date of the signing of the PASP.

(5) 相等於成交金額 1%之部份成交金額於買方簽署臨時合約後 360 天內繳付。
A part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 360 days after the date of the signing of the PASP.

(6) 相等於成交金額 1%之部份成交金額於買方簽署臨時合約後 450 天內繳付。
A part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 450 days after the date of the signing of the PASP.

(7) 相等於成交金額 1%之部份成交金額於買方簽署臨時合約後 540 天內繳付。
A part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 540 days after the date of the signing of the PASP.

(8) 買方須於簽署臨時合約後 720 天內繳付成交金額 85%作為成交金額餘款。
85% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 720 days after signing of the PASP by the purchaser(s).

買方(不適用於公司、機構或其他非個人買方)可向發展商指定之財務機構申請「第二按揭貸款」。詳情請參閱第(4)(iii)(2)段。
The purchaser(s) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s)) may apply the "Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(2) for details.

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

1. 見第 4(i) 段
   See paragraph 4(i)

2. 限時折扣 Limited Time Discount

   凡於2024年12月15日或之前簽署臨時合約，買方可獲1%售價折扣優惠。
   1% discount on the Price would be offered to purchaser(s) who sign(s) the PASP on or before 15 December 2024.

3. 從價印花稅優惠 AVD Benefit
   此優惠**不適用**於2024年12月15日或之前購買以下住宅物業的買方;
   This Benefit **is not** applicable to purchaser(s) who purchase(s) residential property below on or before 15 December 2024;

Tower 座	Floor 樓層	Unit 單位
1	2,3,5,6	D
2	2,5	D
3	2,3,5,6	D
7B	16	C
7B	16	D

買方簽署臨時合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時合約時決定選用以下其中一項優惠) :

(a) (i) 額外售價 11.25% 折扣 及
(ii) 代繳從價印花稅 (上限為成交金額 3.75%) 優惠
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相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為成交金額的 3.75%)。

或

(b) 代繳從價印花稅(上限為成交金額 15%)優惠
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相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為成交金額的 15%)。

或

(c) 額外售價 15% 折扣

為免疑慮，賣方在代買方繳付從價印花稅(受限於相關的上限)後，賣方對買方關於代繳從價印花稅 (上限為成交金額 3.75%) 優惠 / 代繳從價印花稅(上限為成交金額 15%)優惠的責任將完結。即使成交金額日後有更改（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因）， 賣方亦無須向買方代繳任何進一步的印花稅。

以賣方代表律師實際收到款項日期計算。相關樓款指：從價印花稅應付之前，根據相關買賣合約所指定的日期應付的樓款。

A purchaser(s) who sign(s) the PASP to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the purchaser(s) must choose either one of the benefits upon signing of the PASP):

(a) (i) An extra 11.25% discount on the Price; AND
(ii) "Ad Valorem Stamp Duty (maximum 3.75% of the Transaction Price)" Benefit
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the purchaser(s) shall settle the relevant payment(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the purchaser(s) on the agreement for sale and purchase (of the relevant residential property) for the purchaser(s) (subject however to a cap of 3.75% of the Transaction Price).

OR

(b) "Ad Valorem Stamp Duty (maximum 15% of the Transaction Price)" Benefit

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the purchaser(s) shall settle the relevant payment(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the purchaser(s) on the agreement for sale and purchase (of the relevant residential property) for the purchaser(s) (subject however to a cap of 15% of the Transaction Price).

OR

(c) An extra 15% discount on the Price.

For the avoidance of doubt, after the Vendor has paid the Ad Valorem Stamp Duty (subject to the relevant cap) for the purchaser(s), the Vendor's obligation to the purchaser(s) under the "Ad Valorem Stamp Duty (maximum 3.75% of the Transaction Price)" Benefit / the "Ad Valorem Stamp Duty (maximum 15% of the Transaction Price)" Benefit will be discharged. Even if there is a change in the Transaction Price in the future (whether due to the purchaser(s)' application to change the Terms of Payment which has been approved by the Vendor or other reason), the Vendor is no longer required to pay any additional Ad Valorem Stamp Duty for the purchaser(s).

Subject to the actual date of payment(s) received by Vendor's solicitors. The relevant payment(s) refer(s) to the payment(s) which is / are payable according to the respective date(s) stipulated in the relevant agreement for sale and purchase, before the Ad Valorem Stamp Duty is payable.

4. 員工置業折扣 Staff Purchasing Discount

如買方（或構成買方之任何人士）屬任何「合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲額外 3% 售價折扣優惠。
If the purchaser(s) (or any person comprising the purchaser(s)) is/are "Eligible Person(s)", provided that the purchaser(s) did not appoint any estate agent to act for him/her in the purchase of the residential property, an extra 3% discount on the Price would be offered.

「合資格人士」指鷹君集團有限公司及其附屬公司、冠君產業信託及其附屬公司或朗廷酒店投資與朗廷酒店投資有限公司及其附屬公司之任何董事、員工或他們的任何近親（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），及符合賣方所施加的其他的要求。
"Eligible Person" means any director or employee (and any of their respective close family members (a spouse, parent, grand parent, child, grand child or sibling of a person is a "close family member" of that person provided that the relevant supporting documents 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 Great Eagle Holdings Limited and its subsidiaries, Champion Real Estate Investment Trust and its subsidiaries, and Langham Hospitality Investments and Langham Hospitality Investments Limited and its subsidiaries, and meeting the other conditions imposed by the Vendor.

買方在簽署有關的臨時合約前須提供令賣方滿意的證據証明其為「合資格人士」，賣方就相關買方是否「合資格人士」有最終決定權，而賣方之決定為最終及對買方具有約束力。
The purchaser(s) shall before signing of the PASP provide evidence for proof of being an "Eligible Person" to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the purchaser(s).

5. 東鐵線過海開通優惠 East Rail Line Cross Harbour Opening Benefit
此優惠**只適用**於購買以下住宅物業的買方;
This Benefit is **only applicable** to purchaser(s) who purchase(s) residential property below;

Tower 座	Floor 樓層	Unit 單位
1	2,3,5,6	D
2	2,5	D
3	2,3,5,6	D
7B	16	C
7B	16	D

凡於2024年12月15日或之前簽署臨時合約，可享有以下其中一項優惠(買方必須於簽署臨時合約時決定選用以下其中一項優惠) :

(a) (i) 額外售價 15% 折扣 及
(ii) 代繳從價印花稅 (上限為成交金額 3.75%) 優惠
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相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為成交金

額的 3.75%)。

或

(b) 額外售價 18% 折扣

為免疑慮，賣方在代買方繳付從價印花稅(受限於相關的上限)後，賣方對買方關於代繳從價印花稅 (上限為成交金額 3.75%) 優惠的責任將完結。即使成交金額日後有更改（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因）， 賣方亦無須向買方代繳任何進一步的印花稅。

以賣方代表律師實際收到款項日期計算。相關樓款指：從價印花稅應付之前，根據相關買賣合約所指定的日期應付的樓款。

A purchaser(s) who sign(s) the PASP to purchase a residential property on or before 15 Decemebr 2024 shall be entitled to enjoy either one of the benefits set out below (the purchaser(s) must choose either one of the benefits upon signing of the PASP):

(a) (i) An extra 15% discount on the Price; AND
(ii) "Ad Valorem Stamp Duty (maximum 3.75% of the Transaction Price)" Benefit
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the purchaser(s) shall settle the relevant payment(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the purchaser(s) on the agreement for sale and purchase (of the relevant residential property) for the purchaser(s) (subject however to a cap of 3.75% of the Transaction Price).

OR

(b) An extra 18% discount on the Price.

For the avoidance of doubt, after the Vendor has paid the Ad Valorem Stamp Duty (subject to the relevant cap) for the purchaser(s), the Vendor's obligation to the purchaser(s) under the "Ad Valorem Stamp Duty (maximum 3.75% of the Transaction Price)" will be discharged. Even if there is a change in the Transaction Price in the future (whether due to the purchaser(s)' application to change the Terms of Payment which has been approved by the Vendor or other reason), the Vendor is no longer required to pay any additional Ad Valorem Stamp Duty for the purchaser(s).

#Subject to the actual date of payment(s) received by the Vendor's solicitors. The relevant payment(s) refer(s) to the payment(s) which is/are payable according to the respective date(s) stipulatd in the relevant agreement for sale and purchase, before the Ad Valorem Stamp Duty is payable.

6. 按揭利息補貼優惠 Mortgage Interest Subsidy Benefit
此優惠**只適用**於購買以下住宅物業的買方;
This Benefit is **only applicable** to purchaser(s) who purchase(s) residential property below;

Tower 座	Floor 樓層	Unit 單位
1	2,5	D
2	2,5	D
3	2	D
7B	16	C
7B	16	D

買方可獲額外7.5%售價折扣優惠。
Extra 7.5% discount on the Price would be offered to purchaser(s).

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

1. 靈活第一按揭貸款 Flexible First Mortgage Loan
只適用於使用第(4)(i)段中之支付條款 GB 或 GC 的買方
Only applicable to purchaser(s) using Terms of Payment GB or GC in paragraph (4)(i)

賣方的指定財務機構提供第一按揭貸款之主要條款如下:
The key terms of the First Mortgage Loan offered by the Vendor's designated financing company are as follows:

(i) 買方必須於買賣合約內訂明的付清成交金額餘額之日前最少 60 日書面向指定財務機構申請貸款。
The purchaser(s) shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.

(ii) 第一按揭貸款的最高金額為成交金額的 80% (詳見如下)，貸款金額不可超過應繳付之成交金額餘額。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。
The maximum amount of the First Mortgage Loan shall be 80% of the Transaction Price (see below for details), provided that the loan amount shall not exceed the balance of the Transaction Price payable. The designated financing company will decide the loan amount to be granted to the purchaser(s) after considering the result of the credit assessment of the purchaser(s) and his/her/its/their guarantor(s) (if applicable).

成交金額為港幣1,800 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的80%；成交金額為港幣1,800 萬以上但港幣3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的75%；成交金額為港幣3,000 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的70%。
The maximum amount of First Mortgage Loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is not more than HK$18 million. The maximum amount of First Mortgage Loan shall be 75% of the Transaction Price if the Transaction Price of the residential property is over HK$18 million but not more than HK$30 million. The maximum amount of first mortgage loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is over HK$30 million.

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

(iv) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

(v) 第一按揭貸款利率為(以指定財務機構最終批核為準)：
The annual interest rate of the First Mortgage Loan shall be (subject to the final approval of the designated financing company):

貸款價值比率 Loan to Value Ratio	年期的首24個月 The first 24 months of the tenor	其後 Thereafter
80%	P – 3.625% per annum	P + 0.875% per annum
75%	P – 3.625% per annum	P + 0.875% per annum
70%	P – 3.625% per annum	P + 0.875% per annum

P為指定財務機構不時報價之港元最優惠利率，利率浮動，現為年利率 6.375%。
P shall be the Hong Kong Dollar Best Lending Rate as quoted by the designated financing company from time to time, subject to fluctuation. P currently is 6.375% per annum.

(vi) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。
In accordance with the result of credit check and assessment of the purchaser(s) and his/her/its/their guarantor(s) (if any), the designated financing company will adjust the loan amount and/or the interest rate.

(vii) 買方須按月分期償還第一按揭貸款。
The purchaser(s) shall repay the First Mortgage Loan by monthly instalments.

(viii) 第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出貸款計劃有最終決定權。
The designated financing company shall be solely responsible to determine whether to approve the purchaser(s)' application for the First Mortgage Loan. The designated financing company shall have the final right to decide whether or not to grant the First Mortgage Loan.

(ix) 所有第一按揭貸款之法律文件必須由指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師， 在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。
All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the designated financing company and all relevant legal costs and disbursements shall be borne by the purchaser(s) solely. The purchaser(s) may choose to instruct his own solicitors to act for him and in such event, the purchaser(s) shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.

(x) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。
The purchaser(s) shall upon request by the designated financing company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser(s) and his/her/its/their guarantor(s) (if applicable).

(xi) 不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。
Irrespective of whether the First Mortgage Loan is granted or not, the purchaser(s) shall complete the purchase of the residential property and shall pay the Transaction Price in full in accordance with the agreement for sale and purchase.

(xii) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

(xiii) 第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何轇轕，一概與賣方及鷹君地產代理有限公司無關。以上關於第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第一按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及鷹君地產代理有限公司在任何情況下均無需就第一按揭貸款向買方承擔任何責任。
The First Mortgage Loan is a transaction between the designated financing company and the purchaser(s). The Vendor and Great Eagle Real Estate Agency Limited shall not be involved in any dispute between the purchaser(s) and the designated financing company. The above information of the First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and Great Eagle Real Estate Agency Limited be liable to the purchaser(s) in respect of the First Mortgage Loan.

(xiv) 第一按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供第一按揭貸款而無須向買方給予事先通知。
The First Mortgage Loan is subject to quota and availability. The designated financing company shall have the sole and absolute discretion to suspend or terminate the offer of the First Mortgage Loan at any time without prior notice to the purchaser(s).

2. 第二按揭貸款Second Mortgage Loan
只適用於使用第(4)(i)段中之支付條款 GD1、GS 、GT、GX1 的自然人買方 (不適用於公司、機構或其他非個人買方)
Only applicable to purchaser(s) who is/are natural person(s) and use(s) Terms of Payments GD1, GS, GT, GX1 in paragraph (4)(i) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s))

買方可向賣方指定財務機構申請第二按揭貸款。主要條款如下:
The purchaser(s) can apply the Second Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

(i) 第二按揭貸款金額最高為成交金額的30%，但第一按揭貸款及第二按揭貸款總金額不得超過成交金額的80%。第二按揭貸款年期最長為25年或第一按揭貸款之年期，以較短者為準。第二按揭首兩年之按揭利率為指定財務機構不時報價之港元最優惠利率(P)減2% (P-2%) (現時P=5.875%) 計算，其後年期之按揭利率以港元最優惠利率(P)計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。
The maximum Second Mortgage Loan is 30% of the Transaction Price, but the total loan amount of first mortgage loan plus the Second Mortgage Loan shall not exceed 80% of Transaction Price. The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of the first mortgage loan, whichever is shorter. Interest rate of the Second Mortgage Loan for the first two years shall be at the Hong Kong Dollar Best Lending Rate (P) quoted by the designated financing company from time to time minus 2% (P-2%) per annum (currently P=5.875%); thereafter at the rate of P per annum subject to fluctuation. The final interest rate is subject to the approval of the designated financing company.

(ii) 買方須先獲取第一按揭銀行同意辦理住宅物業之第二按揭，並能出示足夠文件證明第一按揭貸款加第二按揭貸款及買方及其擔保人(如有)之其他貸款之每月總還款額對買方及其擔保人(如有)之每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。
The purchaser(s) shall have obtained the prior consent of the first mortgagee bank for processing the Second Mortgage Loan for the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the first mortgage loan, the Second Mortgage Loan and any other loan(s) of the purchaser(s) and his/her/their guarantor(s) (if any) to the total monthly income of the purchaser(s) and his/her/their guarantor(s) (if any) does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.

(iii) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。
In accordance with the result of credit check and assessment of the purchaser(s) and his/her/their guarantor(s) (if any), the designated financing company will adjust the loan amount and/or the interest rate.

(iv) 第一按揭銀行須為指定財務機構指定及轉介之銀行。
First mortgagee bank shall be a bank specified and referred by the designated financing company.

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

(vi) 買方須以按月分期償還第二按揭貸款。
The purchaser(s) shall repay the Second Mortgage Loan by monthly installments.

(vii) 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、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。
The purchaser(s) and his/her/their guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the designated financing company. The designated financing company will conduct credit check on the purchaser(s) and his/her/their guarantor(s) (if any).

(viii) 第二按揭貸款須由指定財務機構獨立審批。
The Second Mortgage Loan shall be approved by the designated financing company independently.

(ix) 所有第二按揭貸款之文件必須由賣方指定之律師辦理，並由買方負責一切有關費用。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雜費。
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(s). The purchaser(s) can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the purchaser(s) shall also bear his/her/their own solicitors' costs and disbursements relating to the Second Mortgage Loan.

(x) 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成交金額全數。
The purchaser(s) is/are advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval and 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(s) shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.

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

(xii) 賣方及鷹君地產代理有限公司無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方及鷹君地產代理有限公司提出任何申索。
No representation or warranty is given or shall be deemed to have been given by the Vendor and Great Eagle Real Estate Agency Limited as to the approval of the Second Mortgage Loan. The purchaser(s) shall have no claims whatsoever against the Vendor and Great Eagle Real Estate Agency Limited as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

(xiii) 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.

(xiv) 買方需於申請時就申請第二按揭貸款向指定財務機構繳交港幣$5,000 不可退還的申請手續費。
Upon application, a non-refundable application fee of HK$ 5,000 shall be payable by the purchaser(s) to the designated financing company for the application of the Second Mortgage Loan.

(xv) 第二按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供第二按揭貸款而無須向買方給予事先通知。
The Second Mortgage Loan is subject to quota and availability. The designated financing company shall have the sole and absolute discretion to suspend or terminate the offer of the Second Mortgage Loan at any time without prior notice to the purchaser(s).

3. 靈活第二按揭貸款 Flexible Second Mortgage Loan
只適用於使用第(4)(i)段中之支付條款 GC 的自然人買方 (不適用於公司、機構或其他非個人買方)
Only applicable to purchaser(s) who is/are natural person(s) and use(s) Terms of Payments GC in paragraph (4)(i) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s))

買方可向賣方指定財務機構申請靈活第二按揭貸款。主要條款如下:
The purchaser(s) can apply the Flexible Second Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

(i) 靈活第二按揭貸款金額最高為成交金額的15%，但靈活第一按揭貸款及靈活第二按揭貸款總金額不得超過成交金額的80%。靈活第二按揭貸款年期最長為10年或靈活第一按揭貸款之年期，以較短者為準。靈活第二按揭首兩年之按揭利率為指定財務機構不時報價之港元最優惠利率(P)減2% (P-2%) (現時P=5.875%) 計算，其後年期之按揭利率以港元最優惠利率(P)計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。

The maximum Flexible Second Mortgage Loan is 15% of the Transaction Price, but the total loan amount of Flexible First Mortgage Loan plus the Flexible Second Mortgage Loan shall not exceed 80% of Transaction Price. The maximum tenor of the Flexible Second Mortgage Loan shall be 10 years or the tenor of the Flexible First Mortgage Loan, whichever is shorter. Interest rate of the Flexible Second Mortgage Loan for the first two years shall be at the Hong Kong Dollar Best Lending Rate (P) quoted by the designated financing company from time to time minus 2% (P-2%) per annum (currently P=5.875%); thereafter at the rate of P per annum subject to fluctuation. The final interest rate is subject to the approval of the designated financing company.

(ii) 靈活第一按揭貸款及靈活第二按揭貸款將由有關承按機構獨立處理。
The applications for Flexible First Mortgage Loan and the Flexible Second Mortgage Loan will be processed by the relevant mortgagees independently.

(iii) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。
In accordance with the result of credit check and assessment of the purchaser(s) and his/her/their guarantor(s) (if any), the designated financing company will adjust the loan amount and/or the interest rate.

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

(v) 買方須以按月分期償還靈活第二按揭貸款。
The purchaser(s) shall repay the Flexible Second Mortgage Loan by monthly installments.

(vi) 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、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。
The purchaser(s) and his/her/their guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the designated financing company. The designated financing company will conduct credit check on the purchaser(s) and his/her/their guarantor(s) (if any).

(vii) 所有靈活第二按揭貸款之文件必須由賣方指定之律師辦理，並由買方負責一切有關費用。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靈活第二按揭貸款的律師費用及雜費。
All legal documents of the Flexible 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(s). The purchaser(s) can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the purchaser(s) shall also bear his/her/their own solicitors' costs and disbursements relating to the Flexible Second Mortgage Loan.

(viii) 買方敬請向指定財務機構查詢有關靈活第二按揭貸款用途及詳情。靈活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成交金額全數。
The purchaser(s) is/are advised to enquire with the designated financing company about the purpose and the details of the Flexible Second Mortgage Loan. The approval or disapproval and the approved loan amount of the Flexible 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(s) shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.

(ix) 靈活第二按揭貸款受其他條款及細則約束。
The Flexible Second Mortgage Loan is subject to other terms and conditions.

(x) 賣方及鷹君地產代理有限公司無給予或視之為已給予任何就靈活第二按揭貸款之批核的陳述或保證。買方不得就由於或有關靈活第二按揭貸款的批核及/或不批核及/或任何靈活第二按揭貸款相關事宜而向賣方及鷹君地產代理有限公司提出任何申索。
No representation or warranty is given or shall be deemed to have been given by the Vendor and Great Eagle Real Estate Agency Limited as to the approval of the Flexible Second Mortgage Loan. The purchaser(s) shall have no claims whatsoever against the Vendor and Great Eagle Real Estate Agency Limited as a result of or in connection with the approval and/or disapproval of the Flexible Second Mortgage Loan and/or any matters relating to the Flexible Second Mortgage Loan.

(xi) 靈活第二按揭貸款只限個人買方申請。
Only individual purchaser(s) are eligible to apply for the Flexible Second Mortgage Loan.

(xii) 買方需於申請時就申請靈活第二按揭貸款向指定財務機構繳交港幣$5,000 不可退還的申請手續費。
Upon application, a non-refundable application fee of HK$ 5,000 shall be payable by the purchaser(s) to the designated financing company for the application of the Flexible Second Mortgage Loan.

(xiii) 靈活第二按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供靈活第二按揭貸款而無須向買方給予事先通知。
The Flexible Second Mortgage Loan is subject to quota and availability. The designated financing company shall have the sole and absolute discretion to suspend or terminate the offer of the Flexible Second Mortgage Loan at any time without prior notice to the purchaser(s).

4. 從價印花稅優惠 AVD Benefit

詳見以上第4(ii)(3)段。
See paragraph 4(ii)(3) above for details.

5. 認購一個住宅停車位的權利
Option to Purchase of one Residential Parking Space

該單位於價單上設標誌"*"的買方可享有認購該發展項目內一個住宅停車位的權利。買方可根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購一個住宅停車位的權利。買方需依照賣方所訂之時限決定是否購買住宅車位及簽署相關買賣合約，逾時作棄權論。認購權不得轉讓。發展項目內的住宅停車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The purchaser(s) of a unit that is marked with a sign "*" in the above price list shall have an option to purchase one residential parking space in the Development. The purchaser(s) can exercise his/her/its/their option to purchase one residential parking spaces in accordance with the time limit and manner as prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor. Each such purchaser(s) must decide whether to purchase residential parking spaces in the Development and must enter into a relevant agreement for sale and purchase within the period as prescribed by the Vendor, failing which that purchaser(s) will be deemed to have given up the option. The option is non-transferrable. Price List and sales arrangement details of the residential parking spaces in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later.

6. 提前入住優惠 Early Move-in Offer
只適用於使用第(4)(i)段中之支付條款 GX1 的自然人買方 (不適用於公司、機構或其他非個人買方)
Only applicable to purchaser(s) who is/are natural person(s) and use(s) Terms of Payments GX1 in paragraph (4)(i) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s))

(i) 在買方滿足以下先決條件的前提下，賣方可容許買方租住該住宅物業直至實際完成住宅物業之買賣交易日(或其他較早日期)。
Subject to the conditions precedent below being satisfied by the Purchaser(s), the Vendor may allow the Purchaser(s) to rent the residential property prior to the actual completion date of sale and purchase of the residential property (or such earlier date):

(a) 買方必須於臨時買賣合約(『**臨時合約**』)後30日以後及於本物業的正式買賣合約(『**正式合約**』)所訂明的本物業之買賣交易日前最少390日，向賣方遞交已簽妥的提前入住優惠申請表格(『**申請表格**』)。
The Purchaser(s) shall submit a duly signed application form for the Early Move-in Offer (the "**Application Form**") to the Vendor after 30 days after the date of the preliminary agreement for sale and purchase (the "**PASP**") and at least 390 days before the date of completion of sale and purchase of the Property as set out in the formal agreement for sale and purchase of the Property ("**Agreement**").

(b) 買方已簽署住宅物業的租約及其他所需文件(格式及內容由賣方訂明，買方不得要求任何修改)。
The Purchaser(s) has signed the Tenancy Agreement of the residential property and other required documents (in the Vendor's prescribed form and content and the Purchaser(s) shall not request any amendment thereto).

(c) 整個佔用期之租金應按每年（不足一年當作一年計算）年租為樓價5%的基礎計算(『**租金**』)。如有任何爭議，賣方保留絕對權力以釐定租金金額以及繳付模式。於簽署租約時，本人/我們須向賣方(或其代理人)繳付相等於樓價5%以作第一次租金繳款。
The rental payment for the whole of the occupation period shall be calculated on the basis of an annual rent at 5% of the purchase price for each year (whereby a partial year shall constitute a full year) (the "**Rent**"). In case of dispute, the Vendor reserves the absolute right to determine the final amount of Rent and the payment method thereof. Upon signing of the Tenancy Agreement, I/we shall make the first rental payment to the Vendor (or its agent) an amount equivalent to 5% of the purchase price.

(d) 於簽署租約時，買方已向賣方繳付不少於成交金額10%。
Upon signing of the Tenancy Agreement, the Purchaser(s) has paid to the Vendor not less than 10% of the transaction price.

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

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

- 佔用期必須在實際完成住宅物業之買賣交易日(或其他較早日期)終止。
  shall end upon the actual date of completion of the sale and purchase of the residential property (or such earlier date).

(f) 買方已同意負責所有就租約及其他與此優惠相關的文件而產生的法律費用、開支及稅項(如有)。為免疑慮，租約的印花稅由買方負責。
The Purchaser(s) has agreed to bear all legal costs, expenses and tax (if any) arising from the Tenancy Agreement and any other documents in connection with this Offer. For the avoidance of doubt, the stamp duty on the Tenancy Agreement shall be borne by the Purchaser(s) solely.

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

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

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

(iv) 本人/我們同意在佔用期內，本人/我們須負責支付為該物業提供的任何公用事業服務的所有按金、辦理相關用戶轉名手續以及支付該物業之所有公用事業服務收費。本人/我們同意於佔用期內，任何公用事業服務的所有相關責任，均屬本人/我們。為免疑問，公用事業服務的按金及收費並不構成相關開支的一部分。
I/We shall pay all deposits payable in respect of the supply of any utility to the Property, apply for the related name transfer and pay all utility charges for the Property during the occupation period. I/We agree that all related responsibilities of any utility service during the occupation period belong to me/us. For the avoidance of doubt, the utility deposits and utility charges do not form part of the Relevant Expenses.

(v) 在佔用期內，買方不可改變住宅物業的內部布局或間隔或作出任何行為而導致經批准的建築圖則須要或可能須要修改或在未有賣方書面批准前對住宅物業進行任何工程。
The Purchaser(s) shall not alter the internal layout or partition of the residential property or do anything which require or may require amendment(s) of the approved building plans or carry out any works to the residential property without the prior written approval of the Vendor during the occupation period.

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

(vii) 提前入住優惠的權利或利益僅對買方有效，買方無權向任何其他人出讓或以任何方式轉讓任何該等權利或利益。
The right or benefits of the Early Move-in offer are personal to the Purchaser(s) and the Purchaser(s) shall have no right to assign or otherwise transfer the same to any other person.

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

(ix) 已使用提前入住優惠之買方在按正式合約完成住宅物業買賣交易的前提下，可獲相等於已向賣方繳付租金100%之現金回贈(扣除適用之扣減項(如有)後，『**租金回贈**』)。在租約終止後，租金回贈將直接用於支付部份樓價餘額。為免疑問，如買方未能按正式合約完成住宅物業買賣，買方須 (1) 於許可協議終止時自費向賣方支付相關開支；及(2)負責及向賣方彌償因買方未能按正式合約完成住宅物業買賣而引起的損失或費用。

Subject to the Purchaser(s) who has utilized the Early Move-in Offer completing the sale and purchase of the residential property in accordance with the Agreement, the Purchaser(s) will be entitled to a cash rebate equivalent to 100% of the Rent already paid to the Vendor (less applicable deductions (if any), the "**Rent Rebate**"). Upon the termination of the Tenancy Agreement, the Rent Rebate shall be applied for part payment of the balance of the purchase price directly. For the avoidance of doubt, if the Purchaser(s) fails to complete the sale and purchase of the residential property in accordance with the Agreement, the Purchaser(s) shall (1) upon the termination of the Tenancy Agreement pay to the Vendor the Relevant Expenses at his/her own cost; and (2) be responsible for and indemnify the Vendor against all losses and expenses.

(x) 賣方保留絕對權利(1)拒絕買方提出的申請；及(2)修改租約。

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

(xi) 除於賣方同意情況下作之申請，買方不得於簽訂租約以後作任何更改支付條款之申請而任何有關申請將被視為不獲審批論。

Save as otherwise agreed by the Vendor, any application relating to a change in Terms of Payments cannot be made by the Purchaser(s) after a Tenancy Agreement has been entered into and any such application shall deemed rejected.

(xii) 本優惠提供與否受限於賣方審批。

The availability of this Offer is subject to Vendor's approval.

(xiii) 提前入住優惠受其他條款及細則約束。

Early Move-in Offer is subject to other terms and conditions.

7. 提前付清成交金額現金回贈 Early Settlement Cash Rebate

只適用於使用第(4)(i)段中之支付條款 GX1 的自然人買方 (不適用於公司、機構或其他非個人買方)

Only applicable to purchaser(s) who is/are natural person(s) and use(s) Terms of Payments GX1 in paragraph (4)(i) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s))

如買方於以下列表指明的期間內付清成交金額餘額，可根據以下列表獲賣方送出提前付清成交金額現金回贈。付清成交金額餘額日期以賣方代表律師收到所有成交金額款項日期為準。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 Transaction Price within the period(s) specified in the table below, the purchaser(s) shall be entitled to an Early Settlement Cash Rebate offered by the Vendor according to the table below. The date of settlement of the balance of the Transaction Price shall be the date on which all the Transaction 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.

The following is applicable for Terms of Payments GX1 - 720 Days Standby Second Mortgage Loan Early Move-in Payment Plan:-

以下適用於支付條款GX1 - 720天備用二按提前入住付款計劃:-

付清成交金額餘額日期 Date of settlement of the balance of the Transaction Price	提前付清成交金額現金回贈金額 Early Settlement Cash Rebate amount
臨時買賣合約的日期後180日內 Within 180 days after the date of the preliminary agreement for sale and purchase (the "PASP")	成交金額3% 3% of the Transaction Price
臨時買賣合約的日期後181日至360日期間內 Within the period from 181 days to 360 days after the date of the PASP	成交金額2% 2% of the Transaction Price
臨時買賣合約的日期後361日至540日期間內 Within the period from 361 days to 540 days after the date of the PASP	成交金額1% 1% of the Transaction Price

買方於提前付清成交金額餘額日前最少30日，以書面向賣方申請提前付清成交金額現金回贈，賣方會於收到申請並證實有關資料無誤後將提前付清成交金額現金回贈直接用於支付部份成交金額餘額。

The purchaser applies 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 transaction 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 Transaction Price directly.

提前付清成交金額現金回贈受其他條款及細則約束。

The Early Settlement Cash Rebate are subject to other terms and conditions.

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(s) 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) 所有就購買該項目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合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand purchaser(s) as specified in the PASP only and shall not be transferable. The Vendor has absolute discretion in deciding whether a purchaser(s) is/are 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 purchaser(s).

(3) 由賣方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。
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(s) 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.

(4) 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合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的發展項目的預計關鍵日期 (以較早者為準)前30日向賣方提出申請，並須承擔有關律師費用及雜費 (如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。
If the purchaser(s) wish(es) 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(s) can apply to the Vendor for such change not earlier than 30 days after the date of signing of the PASP but not later than 30 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). 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(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) 買方須繳付一切有關擬備、簽訂、完成、加蓋印花及登記住宅物業之臨時合約、正式買賣合約及轉讓契的律師費和其他費用。
The purchaser(s) shall pay all the legal costs and disbursements of and incidental to the preparation, execution, completion, stamping and registration of the PASP, Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property.

(b) 如買方同時聘用賣方之律師於住宅物業之正式合約及轉讓契及按揭契中代表買方，賣方將促使賣方的律師同意豁免收取買方須繳付給賣方的律師一切有關擬備、簽訂、完成、加蓋印花及登記該項目中的指明住宅物業之正式合約及轉讓契的律師費。如買方選擇聘用其他律師代表買方處理有關之交易，買賣雙方須負責支付各自有關正式買賣合約及轉讓契兩項法律文件之律師費用。
If but only if the purchaser(s) also instruct(s) the Vendor's solicitors to act for the purchaser(s) in the Formal Agreement for Sale and Purchase and the subsequent assignment and the mortgage of the residential property, the Vendor will procure the Vendor's solicitors to waive the legal cost of and incidental to the preparation, execution, completion, stamping and registration of the Formal Agreement for Sale and Purchase and the assignment of the residential property payable by the purchaser(s) to the Vendor's solicitors. If the purchaser(s) choose(s) to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the Vendor and the purchaser(s) shall pay his own solicitors' fees in respect of the Formal Agreement for Sale and Purchase and the assignment.

(c) 買方須就住宅物業之臨時合約、正式買賣合約及轉讓契支付所有印花稅，包括但並不限於從價印花稅、買家印花稅(如有)及額外印花稅(如有)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。
All stamp duties payable on the PASP, Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property, including but not limited to ad valorem stamp duty, buyer's stamp duty (if any), special stamp duty (if any) and any penalty, interest and surcharge, etc. for late payment of any stamp duty, shall be borne by the purchaser(s).

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 purchaser(s) for execution of any document in relation to the sale and purchase of a specified residential property in the development.

(a)所有有關指明住宅物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於正式買賣合約及轉讓契的圖則之圖則費；(b)指明住宅物業之樓契及業權文件的認證副本費用及分攤以下費用(i) 擬定大廈公契(賣方可決定將管理合約包括在大廈公契內)的律師費用及(ii) 附於大廈公契內有關發展項目公用部份的圖則之圖則費；(c)(i) 所有賣方就指明住宅物業所支付按比例分攤的公用事業按金；(ii)按比例分攤發展項目公用部份的水、電按金；及(d)所有根據大廈公契及管理合約規定須向賣方或管理公司補還或繳付的管理費上期預繳金額、管理費按金、清理廢料的費用、特別基金及其他按金/基金等。

(a) All disbursements incurred in connection with the sale and purchase of a specified residential property including (without limitation) search fees; registration fees and fees for the preparation of plans of the specified residential property to be annexed to the formal Agreement for Sale and Purchase and the Assignment;(b) the costs of preparing certified true copies of title deeds and documents relating to the specified residential property and a proportionate part of (i) the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement); (ii) the costs of and incidental to the preparation of plans showing the common parts of the Development to be annexed to the Deed of Mutual Covenant; (c)(i) a proportionate part of all public utility deposits paid by the Vendor in respect of the specified residential property; (ii) a proportionate part of the water and electricity deposits in respect of the common parts of the Development; and (d) all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. to be reimbursed or payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.

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:

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

香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited and Chartered Members

香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association Limited and Chartered Members

烙天置業有限公司 Skarloey Property 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: www.ontolo.com.hk。

The address of the website designated by the Vendor for the development is: www.ontolo.com.hk.