



價單 Price List

第一部份：基本資料

Part 1: Basic Information

期數名稱 Name of Phase	NOVO LAND的第3B期 PHASE 3B OF NOVO LAND	期數 (如有) Phase No. (if any)	第3B期 Phase 3B
期數位置 Location of Phase	欣寶路8號 8 YAN PO ROAD		
期數中的住宅物業的總數 The total number of residential properties in the Phase	769		

印製日期 Date of Printing	價單編號 Number of Price List
05 August 2024	4

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「√」標示 Please use "√" to indicate changes to prices of residential properties
		價錢 Price
無 NIL	無 NIL	無 NIL



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
Fiskars 第1座 Fiskars Tower 1	23	A1#	62.707 (675) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	9,468,000	150,988 (14,027)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	19	A1#	62.752 (675) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	9,375,000	149,398 (13,889)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	15	A1#	62.752 (675) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	9,300,000	148,202 (13,778)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	27	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,176,000	153,175 (14,230)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	26	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,165,000	152,902 (14,205)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	25	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,152,000	152,579 (14,175)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	23	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,141,000	152,307 (14,150)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	22	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,129,000	152,009 (14,122)	-	-	-	-	-	-	-	-	-	



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
Fiskars 第1座 Fiskars Tower 1	21	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,118,000	151,736 (14,097)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	20	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,106,000	151,438 (14,069)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	19	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,094,000	151,141 (14,041)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	18	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,094,000	151,141 (14,041)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	17	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,071,000	150,570 (13,988)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	16	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,060,000	150,298 (13,963)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	15	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,048,000	150,000 (13,935)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	12	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,036,000	149,702 (13,908)	-	-	-	-	-	-	-	-	-	



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
Fiskars 第1座 Fiskars Tower 1	11	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,025,000	149,430 (13,882)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	10	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,014,000	149,157 (13,857)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	9	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,002,000	148,859 (13,829)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	8	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	6,002,000	148,859 (13,829)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	7	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	5,980,000	148,313 (13,779)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	6	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	5,968,000	148,016 (13,751)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	5	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	5,956,000	147,718 (13,724)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	3	D	40.320 (434) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	5,946,000	147,470 (13,700)	-	-	-	-	-	-	-	-	-	



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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
Fiskars 第1座 Fiskars Tower 1	18	J	43.876 (472) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,792,000	154,800 (14,390)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	16	J	43.876 (472) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,751,000	153,865 (14,303)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	11	J	43.876 (472) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,711,000	152,954 (14,218)	-	-	-	-	-	-	-	-	-	
Fiskars 第1座 Fiskars Tower 1	8	J	43.876 (472) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,684,000	152,338 (14,161)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	33	A1#	64.726 (697) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.691 (18)	10,135,000	156,583 (14,541)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	32	A1#	64.726 (697) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.691 (18)	10,108,000	156,166 (14,502)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	31	A1#	64.726 (697) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.691 (18)	10,082,000	155,764 (14,465)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	30	A1#	64.726 (697) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.691 (18)	10,056,000	155,363 (14,428)	-	-	-	-	-	-	-	-	-	

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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
Fiskars 第2A座 Fiskars Tower 2A	29	A1#	64.726 (697) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.691 (18)	10,031,000	154,976 (14,392)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	28	A1#	64.726 (697) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.691 (18)	10,031,000	154,976 (14,392)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	頂層 (35 樓) Penthouse Floor (35/F)	D	27.127 (292) 露台 Balcony:2.133 (23) 工作平台 Utility Platform:0.000 (0)	4,373,000	161,205 (14,976)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	33	D	27.127 (292) 露台 Balcony:2.133 (23) 工作平台 Utility Platform:0.000 (0)	4,366,000	160,947 (14,952)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	32	D	27.127 (292) 露台 Balcony:2.133 (23) 工作平台 Utility Platform:0.000 (0)	4,359,000	160,689 (14,928)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	31	D	27.127 (292) 露台 Balcony:2.133 (23) 工作平台 Utility Platform:0.000 (0)	4,353,000	160,467 (14,908)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	30	D	27.127 (292) 露台 Balcony:2.133 (23) 工作平台 Utility Platform:0.000 (0)	4,347,000	160,246 (14,887)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	29	D	27.127 (292) 露台 Balcony:2.133 (23) 工作平台 Utility Platform:0.000 (0)	4,340,000	159,988 (14,863)	-	-	-	-	-	-	-	-	-	

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Fiskars 第2A座 Fiskars Tower 2A	28	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,340,000	159,817 (14,863)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	27	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,327,000	159,339 (14,818)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	26	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,321,000	159,118 (14,798)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	25	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,314,000	158,860 (14,774)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	23	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,308,000	158,639 (14,753)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	22	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,301,000	158,381 (14,729)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	21	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,295,000	158,160 (14,709)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	20	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,288,000	157,902 (14,685)	-	-	-	-	-	-	-	-	-	

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Fiskars 第2A座 Fiskars Tower 2A	19	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,282,000	157,682 (14,664)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	18	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,282,000	157,682 (14,664)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	17	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,269,000	157,203 (14,620)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	16	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,264,000	157,019 (14,603)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	15	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,256,000	156,724 (14,575)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	12	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,251,000	156,540 (14,558)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	11	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,245,000	156,319 (14,538)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	10	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,238,000	156,061 (14,514)	-	-	-	-	-	-	-	-	-	

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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
Fiskars 第2A座 Fiskars Tower 2A	9	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,232,000	155,840 (14,493)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	8	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,232,000	155,840 (14,493)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	7	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,219,000	155,362 (14,449)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	6	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,213,000	155,141 (14,428)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	5	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,206,000	154,883 (14,404)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	3	D	27.156 (292) 露台 Balcony:2.163 (23) 工作平台 Utility Platform:0.000 (0)	4,200,000	154,662 (14,384)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	21	E	23.414 (252) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	3,625,000	154,822 (14,385)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	20	E	23.414 (252) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	3,615,000	154,395 (14,345)	-	-	-	-	-	-	-	-	-	

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
Fiskars 第2A座 Fiskars Tower 2A	19	E	23.414 (252) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	3,608,000	154,096 (14,317)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	18	E	23.414 (252) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	3,608,000	154,096 (14,317)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	11	J	37.206 (400) 露台 Balcony:2.138 (23) 工作平台 Utility Platform:0.000 (0)	5,641,000	151,615 (14,103)	-	-	-	-	-	-	-	-	-	
Fiskars 第2A座 Fiskars Tower 2A	10	J	37.206 (400) 露台 Balcony:2.138 (23) 工作平台 Utility Platform:0.000 (0)	5,629,000	151,293 (14,073)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	28	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,596,000	161,118 (14,957)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	26	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,545,000	159,872 (14,841)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	25	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,528,000	159,457 (14,803)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	20	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,461,000	157,820 (14,651)	-	-	-	-	-	-	-	-	-	

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
Fiskars 第2B座 Fiskars Tower 2B	17	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,422,000	156,868 (14,562)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	12	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,384,000	155,939 (14,476)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	9	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,345,000	154,987 (14,388)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	6	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,307,000	154,058 (14,302)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	5	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,294,000	153,741 (14,272)	-	-	-	-	-	-	-	-	-	
Fiskars 第2B座 Fiskars Tower 2B	3	H	40.939 (441) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:1.625 (17)	6,282,000	153,448 (14,245)	-	-	-	-	-	-	-	-	-	

(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樓價的 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：『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)(A1) 現金付款計劃
Cash Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為部分臨時訂金，必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) 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”.

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. 樓價 95%（樓價餘額）於簽署臨時買賣合約的日期後 90 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

95% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(A1)段所述的付款計劃之買方，可獲 5.5% 售價折扣優惠。

A 5.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲3.5%售價折扣優惠。

The Purchaser will be offered 3.5% 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. 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

1. 快樂大家庭現金回贈(只適用於個人名義買方) (不適用於開放式單位)
Happy Big Family Cash Rebate (only applicable to the Purchaser who is an individual) (not applicable to studio units)

符合附錄 2 所列明的條件的買方可獲港幣\$15,000、樓價 1%、樓價 1.25%或樓價 1.5%之現金回贈(視情況而定)。詳情請參閱附錄 2。
The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of HK\$15,000, 1% of the purchase price, 1.25% of the purchase price or 1.5% of the purchase price (as the case may be). Please see Annex 2 for details.

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

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。
The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

3. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)
Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$3,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$3,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方符合附錄 4 及附錄 5 所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

4. 快樂粉絲現金回贈(只適用於個人名義買方)

Happy Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 6 所列明的條件的買方可獲港幣\$1,000、樓價 0.5% 或樓價 1% 之現金回贈(視情況而定)。詳情請參閱附錄 6。

The Purchaser who satisfies the conditions as set out in Annex 6 will be eligible for a cash rebate of HK\$1,000, 0.5% of the purchase price or 1% of the purchase price (as the case may be). Please see Annex 6 for details.

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，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, 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 issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

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地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業同期數內的住戶停車位。詳情請參閱附錄 8(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) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). 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 that the Purchaser is purchasing. Please see Annex 8(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地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(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 in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The 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 that the Purchaser is purchasing. Please see Annex 8(b) for details.

(4)(B1) 180 日付款計劃
180 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為部分臨時訂金，必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) 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”.

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 90 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 90%(樓價餘額)於簽署臨時買賣合約的日期後 180 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(B1)段所述的付款計劃之買方，可獲 4% 售價折扣優惠。

A 4% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B1).

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3.5%售價折扣優惠。
If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(B1)(iii)1段所述之印花稅直送。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(B1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Express set out in paragraph (4)(B1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Express as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 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. 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

1. 印花稅直送(只適用於個人名義買方)

Stamp Duty Express (only applicable to the Purchaser who is an individual)

如買方於簽署臨時買賣合約時不選擇第(4)(B1)(ii)2段所述之置業售價折扣，買方可享有印花稅直送，金額相當於樓價的3.75%。詳情請參閱附錄1。

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express in an amount equal to 3.75% of the purchase price. Please see Annex 1 for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(B1)(ii)2段所述之置業售價折扣或第(4)(B1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 or the Stamp Duty Express as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 特別現金回贈 Special Cash Rebate

如買方：

Where the Purchaser:

- 沒有使用第(4)(B1)(iii)8(a)段所述的第二按揭貸款•首3年定息計劃；及
has not utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan as set out in paragraph (4)(B1)(iii)8(a); 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3%。

the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the purchase price.

買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)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 applies to the Vendor in writing for the Special Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. 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.

3. 快樂大家庭現金回贈(只適用於個人名義買方)(不適用於開放式單位)

Happy Big Family Cash Rebate (only applicable to the Purchaser who is an individual) (not applicable to studio units)

符合附錄 2 所列明的條件的買方可獲港幣\$15,000、樓價 1%、樓價 1.25%或樓價 1.5%之現金回贈(視情況而定)。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of HK\$15,000, 1% of the purchase price, 1.25% of the purchase price or 1.5% of the purchase price (as the case may be). Please see Annex 2 for details.

4. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

5. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$3,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$3,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

6. 快樂粉絲現金回贈(只適用於個人名義買方)

Happy Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 6 所列明的條件的買方可獲港幣\$1,000、樓價 0.5%或樓價 1%之現金回贈(視情況而定)。詳情請參閱附錄 6。

The Purchaser who satisfies the conditions as set out in Annex 6 will be eligible for a cash rebate of HK\$1,000, 0.5% of the purchase price or 1% of the purchase price (as the case may be). Please see Annex 6 for details.

7. 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.

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
簽署臨時買賣合約的日期後 90 日內 Within 90 days after the date of signing of the preliminary agreement for sale and purchase	樓價1.5% 1.5% of the purchase price

買方於提前付清樓價餘額日期前最少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 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 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.

8. 貸款優惠 Loan Offer

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor’s designated financing company:

- (a) 第二按揭貸款•首3年定息計劃 (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)
Second Mortgage Loan • First 3 Years Fixed Rate Plan (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))

如買方使用第二按揭貸款•首3年定息計劃，買方將不會享有第(4)(B1)(iii)2段所述的特別現金回贈。

If the Purchaser has utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(B1)(iii)2.

第二按揭貸款•首3年定息計劃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)及第二按揭貸款•首3年定息計劃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7(a)。

The maximum amount of the Second Mortgage Loan • First 3 Years Fixed Rate Plan 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 Second Mortgage Loan • First 3 Years Fixed Rate Plan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 7(a) for details.

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

備用第二按揭貸款的最高金額為淨樓價的 20%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的 80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄 7(b)。

The maximum amount of the Standby Second Mortgage Loan shall be 20% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 7(b) for details.

- (c) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 7(c)。

The maximum amount of Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 7(c) for details.

- (d) King's Key S+ 125 (只適用於買方為個人)
King's Key S+ 125 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 7(d)。

Please see Annex 7(d) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(B1)(iii)1 段所述的印花稅直送(如有)、第(4)(B1)(iii)2 段所述的特別現金回贈(如有)、第(4)(B1)(iii)3 段所述的快樂大家庭現金回贈(如有)、第(4)(B1)(iii)4 段所述的快樂人生現金回贈(如有)、第(4)(B1)(iii)5 段所述的快樂居所現金回贈(如有)或快樂工作現金回贈(如有)、第(4)(B1)(iii)6 段所述的快樂粉絲現金回贈(如有)及第(4)(B1)(iii)7 段所述的提前付清樓價現金回贈(如有)後的金額。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the amount of the Stamp Duty Express (if any) as set out in paragraph (4)(B1)(iii)1, the Special Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)2, the Happy Big Family Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)3, the Happy Life Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)4, the Happy Home Cash Rebate (if any) or the Happy Work Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)5, the Happy Fans Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)6 and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)7.

9. 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，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, 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 issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

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.

10. 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地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(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) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). 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 that the Purchaser is purchasing. Please see Annex 8(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地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(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 in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The 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 that the Purchaser is purchasing. Please see Annex 8(b) for details.

(4)(C1) 靈活付款計劃
Flexible Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為部分臨時訂金，必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) 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”.

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 90 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價 90%（樓價餘額）於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
90% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(C1)段所述的付款計劃之買方，可獲 2.5%售價折扣優惠。

A 2.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(C1).

2. 置業售價折扣

Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3.5%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3.5% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(C1)(iii)1段所述之印花稅直送。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(C1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Express set out in paragraph (4)(C1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Express as set out in paragraph (4)(C1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 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. 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

1. 印花稅直送(只適用於個人名義買方)

Stamp Duty Express (only applicable to the Purchaser who is an individual)

如買方於簽署臨時買賣合約時不選擇第(4)(C1)(ii)2段所述之置業售價折扣，買方可享有印花稅直送，金額相當於樓價的3.75%。詳情請參閱附錄1。

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(C1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express in an amount equal to 3.75% of the purchase price. Please see Annex 1 for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(C1)(ii)2段所述之置業售價折扣或第(4)(C1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(C1)(ii)2 or the Stamp Duty Express as set out in paragraph (4)(C1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 特別現金回贈 Special Cash Rebate

如買方：

Where the Purchaser:

- 沒有使用第(4)(C1)(iii)7(a)段所述的第二按揭貸款•首3年定息計劃；及
has not utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan as set out in paragraph (4)(C1)(iii)7(a); 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3%。

the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the purchase price.

買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)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 applies to the Vendor in writing for the Special Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. 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.

3. 快樂大家庭現金回贈(只適用於個人名義買方)(不適用於開放式單位) Happy Big Family Cash Rebate (only applicable to the Purchaser who is an individual) (not applicable to studio units)

符合附錄 2 所列明的條件的買方可獲港幣\$15,000、樓價 1%、樓價 1.25%或樓價 1.5%之現金回贈(視情況而定)。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of HK\$15,000, 1% of the purchase price, 1.25% of the purchase price or 1.5% of the purchase price (as the case may be). Please see Annex 2 for details.

4. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

5. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$3,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$3,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

6. 快樂粉絲現金回贈(只適用於個人名義買方)

Happy Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 6 所列明的條件的買方可獲港幣\$1,000、樓價 0.5%或樓價 1%之現金回贈(視情況而定)。詳情請參閱附錄 6。

The Purchaser who satisfies the conditions as set out in Annex 6 will be eligible for a cash rebate of HK\$1,000, 0.5% of the purchase price or 1% of the purchase price (as the case may be). Please see Annex 6 for details.

7. 貸款優惠

Loan Offer

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor's designated financing company:

- (a) 第二按揭貸款•首3年定息計劃(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)

Second Mortgage Loan • First 3 Years Fixed Rate Plan (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))

如買方使用第二按揭貸款•首3年定息計劃，買方將不會享有第(4)(C1)(iii)2段所述的特別現金回贈。

If the Purchaser has utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(C1)(iii)2.

第二按揭貸款•首3年定息計劃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)及第二按揭貸款•首3年定息計劃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7(a)。

The maximum amount of the Second Mortgage Loan • First 3 Years Fixed Rate Plan 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 Second Mortgage Loan • First 3 Years Fixed Rate Plan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 7(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的20%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄7(b)。

The maximum amount of the Standby Second Mortgage Loan shall be 20% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 7(b) for details.

- (c) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄7(c)。

The maximum amount of Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 7(c) for details.

- (d) King's Key S+ 125 (只適用於買方為個人)

King's Key S+ 125 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄7(d)。

Please see Annex 7(d) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(C1)(iii)1 段所述的印花稅直送(如有)、第(4)(C1)(iii)2 段所述的特別現金回贈(如有)、第(4)(C1)(iii)3 段所述的快樂大家庭現金回贈(如有)、第(4)(C1)(iii)4 段所述的快樂人生現金回贈(如有)、第(4)(C1)(iii)5 段所述的快樂居所現金回贈(如有)或快樂工作現金回贈(如有)及第(4)(C1)(iii)6 段所述的快樂粉絲現金回贈(如有)後的金額。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the amount of the Stamp Duty Express (if any) as set out in paragraph (4)(C1)(iii)1, the Special Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)2, the Happy Big Family Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)3, the Happy Life Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)4, the Happy Home Cash Rebate (if any) or the Happy Work Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)5 and the Happy Fans Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)6.

8. 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，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, 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 issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

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.

9. 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，可享認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(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) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). 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 that the Purchaser is purchasing. Please see Annex 8(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地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(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 in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The 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 that the Purchaser is purchasing. Please see Annex 8(b) for details.

(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/its 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.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(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認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(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，買方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或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前10日向賣方提出申請，並須向賣方繳付手續費港幣\$3,000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 10 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and pay a handling fee of HK\$3,000 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，買方收到賣方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 by the Vendor refund the relevant cash rebate(s) to the Vendor.

5. 賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

The Vendor's designated financing company does 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 requested from the designated financing company, otherwise, the loan application shall not be processed.

附錄 1 印花稅直送 (只適用於個人名義買方)
Annex 1 Stamp Duty Express (only applicable to the Purchaser who is an individual)

- (I) 在買方按買賣合約付清樓價的情況下，買方可享有「印花稅直送」。賣方將應用「印花稅直送」直接代買方繳付買賣合約的應繳的從價印花稅(「AVD」)(或其部份)。買方仍須負上繳付AVD的主要責任，及須負責繳付實際AVD的金額與「印花稅直送」的金額之間的差額(如有)、加蓋買賣合約副本及(如印花稅條例要求)臨時買賣合約的定額費用。
Subject to the settlement of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express. The Stamp Duty Express will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the agreement for sale and purchase ("AVD") on behalf of the Purchaser. The Purchaser shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the Stamp Duty Express, the fixed fee for stamping a counterpart of the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase.
- (II) 在賣方首次應用「印花稅直送」繳付AVD(或其部份)後：
After the Stamp Duty Express has been applied for payment (or part payment) of the AVD by the Vendor for the first time:
- 如「印花稅直送」的金額大於AVD的金額，在買方按買賣合約付清樓價餘額的情況下，賣方會將「印花稅直送」的剩餘金額(作為現金回贈)直接用於支付住宅物業的部份樓價餘額。
If the amount of the Stamp Duty Express exceeds the amount of the AVD, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Vendor will apply the remaining amount of the Stamp Duty Express (as a cash rebate) for part payment of the balance of the purchase price of the residential property directly.
 - 賣方在繳付或應用「印花稅直送」後，賣方對買方關於此優惠的責任將完結。即使樓價日後有更改(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)，「印花稅直送」的金額不會因樓價更改而調整，賣方亦無須向買方代繳任何進一步的印花稅。
After the Vendor has paid or applied the Stamp Duty Express as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is a change in the purchase 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 amount of the Stamp Duty Express will not be adjusted as a result of the change in the purchase price and the Vendor is no longer required to pay any additional stamp duty for the Purchaser.
- (III) 如買方沒有按買賣合約完成購買住宅物業，「印花稅直送」的全額將須退還給賣方。
If the Purchaser does not complete the purchase of the residential property in accordance with the agreement for sale and purchase, the full amount of the Stamp Duty Express shall be refunded to the Vendor.
- (IV) 若有爭議，賣方的決定為最終決定並對買方具有約束力。
In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.
- (V) 「印花稅直送」受其他條款及細則約束。
The Stamp Duty Express is subject to other terms and conditions.

附錄 2 快樂大家庭現金回贈(只適用於個人名義買方)(不適用於開放式單位)
Annex 2 Happy Big Family Cash Rebate (only applicable to the Purchaser who is an individual) (not applicable to studio units)

(I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂大家庭現金回贈(『快樂大家庭現金回贈』)：-
If the following conditions have been satisfied, 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 Happy Big Family Cash Rebate (“Happy Big Family Cash Rebate”):-

- 於買方簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)的同一日期，買方(或任何一位買方)或買方的近親(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)(或任何一位買方的近親)(不論單獨或連同其他人)(『其他買方』)簽署一份或以上臨時買賣合約以個人名義購買該期數的一個或以上其他住宅物業(『其他住宅物業』)，其他住宅物業為開放式或1房(或以上)單位，指定住宅物業及其他住宅物業的總數目需為兩個或以上；

On the same date as the Purchaser signs the preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”), the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse’s parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a close relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) (“other purchaser”) sign(s) one or more preliminary agreements for sale and purchase to purchase in individual name(s), 1 or more other residential properties (“other residential properties”) in the Phase. The other residential properties can be studio or 1-bedroom (or more) units. The total number of designated residential property and other residential properties shall be 2 or more;

- 指定住宅物業不得為開放式單位，買方方可享有快樂大家庭現金回贈。儘管如此，如果其他住宅物業中有任何一個是開放式單位，在計算下述第(II)段所述之快樂大家庭現金回贈金額時，該開放式單位可計入其他買方所購買的其他住宅物業的數量；及

In order for the Purchaser to be eligible for the Happy Big Family Cash Rebate, the designated residential property **must not be a studio unit**. That said, if any of the other residential properties is a studio unit, that studio unit can be counted towards the number of other residential properties purchased by the other purchaser in calculating the amount of the Happy Big Family Cash Rebate as mentioned in paragraph (II) below; and

- 買方及其他買方必須於同日按買賣合約付清指定住宅物業及其他住宅物業的樓價餘額。

The Purchaser and the other purchaser(s) shall settle the balance of the purchase prices of the designated residential property and the other residential properties in accordance with the agreement(s) for sale and purchase on the same day.

(II) 快樂大家庭現金回贈的金額(視情況而定)如下：

The amount of the Happy Big Family Cash Rebate (as the case may be) is as follows:

情況 Case	指定住宅物業為1房單位 The designated residential property is 1-bedroom unit	指定住宅物業為2房單位 The designated residential property is 2-bedroom unit	指定住宅物業為3房(或以上)單位 The designated residential property is 3-bedroom (or more) unit
購買一個指定住宅物業連同一或兩個其他住宅物業	港幣\$15,000 HK\$15,000	相當於指定住宅物業樓價1% Equal to 1% of the purchase price of the designated residential property	相當於指定住宅物業樓價1% Equal to 1% of the purchase price of the designated residential property

Purchase one designated residential property with one or two other residential properties			
購買一個指定住宅物業連同三或四個其他住宅物業 Purchase one designated residential property with three or four other residential properties	港幣\$15,000 HK\$15,000	相當於指定住宅物業樓價1% Equal to 1% of the purchase price of the designated residential property	相當於指定住宅物業樓價1.25% Equal to 1.25% of the purchase price of the designated residential property
購買一個指定住宅物業連同五個或以上個其他住宅物業 Purchase one designated residential property with five or above other residential properties	港幣\$15,000 HK\$15,000	相當於指定住宅物業樓價1% Equal to 1% of the purchase price of the designated residential property	相當於指定住宅物業樓價1.5% Equal to 1.5% of the purchase price of the designated residential property

(III) 為免疑問，每個指定住宅物業只可獲一次快樂大家庭現金回贈。

For the avoidance of doubt, each designated residential property shall only be entitled to the Happy Big Family Cash Rebate once.

(IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂大家庭現金回贈，並(如適用)須提供令至賣方滿意的書面文件以證明上述第(I)段所述之『近親』關係。賣方會於收到申請並證實有關資料無誤後將快樂大家庭現金回贈直接用於支付指定住宅物業的部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Happy Big Family Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and (if applicable) shall provide satisfactory documentary evidence to prove the “close relative” relationship 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 Happy Big Family Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

(V) 快樂大家庭現金回贈受其他條款及細則約束。

The Happy Big Family Cash Rebate is subject to other terms and conditions.

附錄 3 快樂人生現金回贈(只適用於個人名義買方)
Annex 3 Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂人生現金回贈(『快樂人生現金回贈』)：-
If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Life Cash Rebate (“Happy Life Cash Rebate”):-

條件 Conditions	證明文件 Document Proof
(a) 買方於2023年1月1日至第(IV)段所述的申請快樂人生現金回贈的期限內結婚。 The Purchaser gets married in the period from 1 January 2023 to the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV).	結婚證書 Marriage certificate
(b) 買方計劃於第(IV)段所述的申請快樂人生現金回贈的期限後，但不遲於2025年12月31日結婚。 The Purchaser plans to get married after the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV) but not later than 31 December 2025.	擬結婚通知書、預約婚姻監禮人或預訂婚宴等 Notice of Intended Marriage, appointment of civil celebrant of marriages or booking of wedding banquet, etc.
(c) 買方的子女於2023年1月1日至第(IV)段所述的申請快樂人生現金回贈的期限內出生。 The Purchaser’s child is born in the period from 1 January 2023 to the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV).	醫生證明書或出生證明書 Medical certificate or birth certificate
(d) 買方的子女將於第(IV)段所述的申請快樂人生現金回贈的期限後9個月內出生。 The Purchaser’s child is about to be born within 9 months after the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV).	醫生證明書 Medical certificate

- (II) 快樂人生現金回贈金額相當於港幣\$5,000。
The amount of the Happy Life Cash Rebate shall be equal to HK\$5,000.
- (III) 為免疑問，每個住宅物業只可獲一次快樂人生現金回贈。
For the avoidance of doubt, each residential property shall only be entitled to the Happy Life Cash Rebate once.
- (IV) 申請快樂人生現金回贈的期限為(i)付清樓價餘額之日或(ii)(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日。
The deadline of application for Happy Life Cash Rebate shall be the earlier of either 30 days before (i) the date of settlement of the balance of the purchase price or (ii) (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase.

- (V) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日(即申請快樂人生現金回贈的期限)，以書面向賣方申請快樂人生現金回贈，並須提供第(I)段所述的證明文件或令至賣方滿意的證明文件。賣方會於收到申請並證實有關資料無誤後將快樂人生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 Happy Life Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (i.e. the deadline of application for Happy Life Cash Rebate), and shall provide the document proof as set out in paragraph (I) or documentary evidence to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Life Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

- (VI) 快樂人生現金回贈受其他條款及細則約束。

The Happy Life Cash Rebate is subject to other terms and conditions.

附錄 4 快樂居所現金回贈(只適用於個人名義買方)
Annex 4 Happy Home Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂居所現金回贈(『快樂居所現金回贈』)：-
- If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Home Cash Rebate (“Happy Home Cash Rebate”):-
- 於簽署臨時買賣合約的日期前一年內，買方曾居住於屯門區、元朗區、荃灣區或葵青區(按香港18區劃分為準)；或
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in Tuen Mun District, Yuen Long District, Tsuen Wan District or Kwai Tsing District (according to delineation of 18 Districts in Hong Kong); or
 - 於簽署臨時買賣合約的日期前一年內，買方曾居住於新鴻基地產發展有限公司於1990年或以後落成之發展項目；或
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in a development completed by Sun Hung Kai Properties Limited in or after 1990; or
 - 於簽署臨時買賣合約的日期前一年內，買方曾居住於廣東省，及該住址的業主為買方及/或其配偶。
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in Guangdong Province, and the owner of the residential address is the Purchaser and/or his/her spouse.
- (II) 快樂居所現金回贈金額相當於港幣\$3,000。
The amount of the Happy Home Cash Rebate shall be equal to HK\$3,000.
- (III) 為免疑問，每個住宅物業只可獲一次快樂居所現金回贈。如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。
For the avoidance of doubt, each residential property shall only be entitled to the Happy Home Cash Rebate once. If the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂居所現金回贈，並提供有關住址證明、(如適用)不動產權證書(即「房產証」)及(如適用)令至賣方滿意的書面文件以證明上述第(I)段所述之居住條件。賣方會於收到申請並證實有關資料無誤後將快樂居所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 Happy Home Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and provide the relevant proof of address, (if applicable) PRC Property Certificate (i.e. “Certificate of Property Ownership”) and (if applicable) satisfactory documentary evidence to prove the residency 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 Happy Home Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂居所現金回贈受其他條款及細則約束。
The Happy Home Cash Rebate is subject to other terms and conditions.

附錄 5 快樂工作現金回贈(只適用於個人名義買方)
Annex 5 Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂工作現金回贈(『快樂工作現金回贈』)：-
- If the following condition has been satisfied, 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 Happy Work Cash Rebate (“Happy Work Cash Rebate”):-
- 於簽署臨時買賣合約的日期前一年內，買方曾從事指定工作。
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser engaged in a specified work.
- 上文『指定工作』一詞指幼稚園、小學、中學、醫院、診所、香港持牌銀行、香港持牌酒店、香港持牌旅行代理商、航空公司(即國際航空運輸協會(IATA)的成員)或政府部門及有關機構(根據「香港政府一站通」網頁)之員工。
The term "specified work" above means staff of kindergarden, primary school, secondary school, hospital, clinic, Hong Kong licensed bank, Hong Kong licensed hotel, Hong Kong licensed travel agent, airline company (i.e. Member of The International Air Transport Association (IATA)) or Government and related organisations (According to the website of GovHK).
- (II) 快樂工作現金回贈金額相當於港幣\$3,000。
The amount of the Happy Work Cash Rebate shall be equal to HK\$3,000.
- (III) 為免疑問，每個住宅物業只可獲一次快樂工作現金回贈。如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。
For the avoidance of doubt, each residential property shall only be entitled to the Happy Work Cash Rebate once. If the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂工作現金回贈，並提供有關工作證明及(如適用)令至賣方滿意的書面文件以證明上述第(I)段所述之工作條件。賣方會於收到申請並證實有關資料無誤後將快樂工作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 Happy Work Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and provide the relevant proof of employment and (if applicable) satisfactory documentary evidence to prove the employment requirement 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 Happy Work Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂工作現金回贈受其他條款及細則約束。
The Happy Work Cash Rebate is subject to other terms and conditions.

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂粉絲現金回贈(『快樂粉絲現金回贈』)：-
If the following conditions have been satisfied, 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 Happy Fans Cash Rebate (“Happy Fans Cash Rebate”):-

條件 Condition	快樂粉絲現金回贈金額(視情況而定) The amount of the Happy Fans Cash Rebate (as the case may be)
(A) 買方(或買方其中一位)或買方的近親(不論單獨或連同其他個人)已於2024年6月10日或之前，簽署買賣合約以個人名義購買NOVO LAND(第1A期、第1B期、第2A期或第2B期)內的住宅物業。 the Purchaser (or any one of the Purchasers) or a close relative of the Purchaser (whether in his/her sole name or together with other individual(s)) has signed an agreement for sale and purchase to purchase in individual name(s), a residential property in NOVO LAND (Phase 1A, Phase 1B, Phase 2A or Phase 2B) on or before 10 June 2024.	樓價1% 1% of the purchase price
(B) 買方(或買方其中一位) (不論單獨或連同其他個人)已於2024年6月10日或之前，簽署並蓋印花稅的正式租約租住NOVO LAND(第1A期、第1B期、第2A期或第2B期)內的住宅物業。 the Purchaser (or any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has signed and stamped a formal tenancy agreement to rent a residential property in NOVO LAND (Phase 1A, Phase 1B, Phase 2A or Phase 2B) on or before 10 June 2024.	樓價0.5% 0.5% of the purchase price
(C) 買方(或買方其中一位) (不論單獨或連同其他個人)已於2024年6月10日或之前，曾就NOVO LAND (第1A期、第1B期、第2A期或第2B期)內的住宅物業遞交並持有有效的購樓意向登記。賣方的有效的購樓意向登記紀錄將為最終並對買方有約束力。為免疑慮，購樓意向登記不包括登記表格 the Purchaser (or any one of the Purchasers)(whether in his/her sole name or together with other individual(s)) has previously submitted and held a valid registration of intent in respect of the residential properties in NOVO LAND (Phase 1A, Phase 1B, Phase 2A or Phase 2B) on or before 10 June 2024. The Vendor’s records of valid registrations of intent shall be final and binding on the Purchaser. For the avoidance of doubt, registration of intent does not include registration slip.	港幣\$1,000 HK\$1,000

<p>(D) 買方(或買方其中一位)(不論單獨或連同其他個人)已於2024年6月10日或之前，(以相關轉讓契日期為準)完成購買關聯住宅物業。 the Purchaser (or any one of the Purchasers)(whether in his/her sole name or together with other individual(s)) has completed the purchase of the Related Residential Property on or before 10 June 2024 (with reference to the date of relevant assignment).</p>	<p>港幣\$1,000 HK\$1,000</p>
<p>(E) 買方(或買方其中一位)(不論單獨或連同其他個人)已於2024年6月10日或之前，簽署並蓋印花稅的正式租約租住關聯住宅物業。 the Purchaser (or any one of the Purchasers)(whether in his/her sole name or together with other individual(s)) has signed and stamped a formal tenancy agreement to rent the Related Residential Property on or before 10 June 2024.</p>	<p>港幣\$1,000 HK\$1,000</p>

上述『近親』指即買方(或買方其中一位)的配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女。

The above-mentioned “close relative” refers to spouse, parents (or spouse’s parents), children, brothers, sisters, grandparents or grandchildren of the Purchaser (or any one of the Purchasers).

上述『關聯住宅物業』指新元朗中心、YOHO Town、YOHO Midtown、爾巒、峻巒1A、PARK YOHO Venezia、PARK YOHO Sicilia、PARK YOHO Genova、PARK YOHO Milano、PARK YOHO Napoli、The YOHO Hub (第B期或第C期)、Grand YOHO (第1期或第2期)、映御、珀御、御半山(第1期或第2期)、御海灣(第1期或第2期)、瓏門(第1期或第2期)、卓爾居、聚康山莊、Wetland Seasons Bay (第1期或第2期)、Wetland Seasons Park (第1期、第2期或第3期)、荃灣中心、荃灣廣場、荃景花園、荃錦中心、爵悅庭、新葵興花園、新葵芳花園、珀麗灣、海欣花園、翠怡花園、美景花園、瓏山1號或皇府山。

The above-mentioned “Related Residential Property” refers to Sun Yuen Long Centre, YOHO Town, YOHO Midtown, RIVA, Park Vista 1A, PARK YOHO Venezia, PARK YOHO Sicilia, PARK YOHO Genova, PARK YOHO Milano, PARK YOHO Napoli, The YOHO Hub (Phase B or Phase C), Grand YOHO (Phase 1 or Phase 2), Twin Regency, Eight Regency, Mount Regency (Phase 1 or Phase 2), Regency Bay (Phase 1 or Phase 2), Century Gateway (Phase 1 or Phase 2), Chelsea Heights, Beneville, Wetland Seasons Bay (Phase 1 or Phase 2), Wetland Seasons Park (Phase 1, Phase 2 or Phase 3), Tsuen Wan Centre, Tsuen Wan Plaza, Tsuen King Garden, Tsuen Kam Centre, Chelsea Court, Sun Kwai Hing Garden, New Kwai Fong Gardens, Park Island, Grand Horizon, Greenfield Garden, Mayfair Gardens, Mount One or Noble Hill.

- (II) 為免疑問，每個住宅物業只可獲一次快樂粉絲現金回贈。如買方同時符合兩項或以上列明的條件，買方只可享有最高金額的快樂粉絲現金回贈。
For the avoidance of doubt, each residential property shall only be entitled to the Happy Fans Cash Rebate once. If the Purchaser satisfies two or more of the above conditions, the Purchaser is only entitled to The Happy Fans Cash Rebate with the highest amount.
- (III) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂粉絲現金回贈，並(如適用)須提供令至賣方滿意的書面文件以證明上述第(I)段所述之『近親』關係及(如適用)已蓋印花稅的正式租約。賣方會於收到申請並證實有關資料無誤後將快樂粉絲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 Happy Fans Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and (if applicable) shall provide satisfactory documentary evidence to prove the “close relative” relationship mentioned in paragraph (I) above and (if applicable) the stamped formal tenancy agreement. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Fans Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

- (IV) 快樂粉絲現金回贈受其他條款及細則約束。
The Happy Fans Cash Rebate is subject to other terms and conditions.

附錄 7(a) 第二按揭貸款•首 3 年定息計劃 (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 7(a) Second Mortgage Loan • First 3 Years Fixed Rate Plan (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』) 提供第二按揭貸款•首3年定息計劃 (『本貸款計劃』) 之主要條款如下:

The key terms of a Second Mortgage Loan • First 3 Years Fixed Rate Plan (“Loan Plan”) 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或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請本貸款計劃。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 the Loan Plan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.

(II) 本貸款計劃以住宅物業之第二法定按揭作抵押。

The Loan Plan shall be secured by a second legal mortgage over the residential property.

(IIA) (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)

(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))

買方於簽署臨時買賣合約的日期的所有股東和所有董事，必須成為本貸款計劃的擔保人。

All shareholder(s) and all director(s) of the Purchaser as at the date of signing of the preliminary agreement for sale and purchase shall be the guarantor(s) for the Loan Plan.

(III) 住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(IV) 本貸款計劃的最高金額為有關付款計劃所述之淨樓價的30%，惟第一按揭貸款 (由第一按揭銀行提供) 及本貸款計劃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 Loan Plan 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 Loan Plan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower.

- (V) 利率為：
Interest rate shall be:

期間 Period	本貸款計劃的金額不超過淨樓價的20% The amount of the Loan Plan does not exceed 20% of the net purchase price	本貸款計劃的金額超過淨樓價的20%，但不超過淨樓價的30% The amount of the Loan Plan exceeds 20% of the net purchase price, but does not exceed 30% of the net purchase price
第1年 The 1st year	定息2% p.a. Fixed rate at 2% p.a.	定息2.25% p.a. Fixed rate at 2.25% p.a.
第2年 The 2nd year	定息2.5% p.a. Fixed rate at 2.5% p.a.	定息2.75% p.a. Fixed rate at 2.75% p.a.
第3年 The 3rd year	定息3% p.a. Fixed rate at 3% p.a.	定息3.25% p.a. Fixed rate at 3.25% p.a.
第4年及之後 The 4th year and afterward	香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Hong Kong Dollar Best Lending Rate Quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.	香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Hong Kong Dollar Best Lending Rate Quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

最終利率以指定財務機構認可而定。

The final interest rate will be subject to approval by the designated financing company.

- (VI) 本貸款計劃年期最長為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 the Loan Plan 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本貸款計劃。
The Purchaser shall repay the Loan Plan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰金，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
- (IX) 買方須就申請本貸款計劃支付港幣\$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 Loan Plan.

- (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 for the last 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)供款總額不可高於每月收入總額的50%。
- The total amount of (all kinds of) monthly instalment 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本貸款計劃。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本貸款計劃，並將本貸款計劃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 Loan Plan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Loan Plan to the Purchaser subject to bank’s credit assessment, and will take into account the terms of the Loan Plan in accordance with bank’s credit approval.
- (XIII) 第一按揭貸款申請 (由第一按揭銀行提供) 及本貸款計劃申請須由有關承按機構獨立審批。
- The first mortgage loan application (offered by the first mortgagee bank) and the Loan Plan application 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(s) (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本貸款計劃用途及詳情。本貸款計劃批出與否、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 Loan Plan. The approval or disapproval of the loan, the approved loan amount of the Loan Plan 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) 所有本貸款計劃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本貸款計劃的律師費用及代墊付費用。



All legal documents of the Loan Plan 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 Loan Plan.

(XVII) 本貸款計劃受其他條款及細則約束。

The Loan Plan is subject to other terms and conditions.

(XVIII) 賣方無給予或視之為已給予任何就本貸款計劃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 Loan Plan.

備註：銀行會根據香港金融管理局的指引，將本貸款計劃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 Loan Plan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 7(b) 備用第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 7(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構 (『指定財務機構』) 提供備用第二按揭貸款 (『第二按揭貸款』) 之主要條款如下:

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

(I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)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 (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.

(II) 第二按揭貸款以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.

(IIA) (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)

(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))

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。

All shareholder(s) and all director(s) of the Purchaser as at the date of signing of the preliminary agreement for sale and purchase shall be the guarantor(s) for the Second Mortgage Loan.

(III) 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之淨樓價的20%，惟第一按揭貸款 (由第一按揭銀行提供) 及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。

The maximum amount of the Second Mortgage Loan shall be 20% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower.

(V) 首36個月之利率為：

Interest rate for the first 36 months shall be:

- (如第二按揭貸款的金額超過淨樓價的10%，但不超過淨樓價的20%)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1.75% p.a.；或
(If the amount of the Second Mortgage Loan exceeds 10% of the net purchase price, but does not exceed 20% of the net purchase price) 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 1.75% p.a.; or
- (如第二按揭貸款的金額不超過淨樓價的10%) 港元最優惠利率減2% p.a.，
(If the amount of the Second Mortgage Loan does not exceed 10% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 2% p.a.,

其後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。

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) 全數或部分償還不徵收提前償還罰金，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

No prepayment penalty for full repayment or partial prepayment is levied, but 1 month’s prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$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 for the last 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)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment 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) 第一按揭貸款申請(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。
The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application 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(s) (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 or disapproval of the loan, 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) 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.
- (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 7(c) 備用第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 7(c) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

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

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.
- (II) 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.
- (IIA) (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)
(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))
買方於簽署臨時買賣合約的日期的所有股東和所有董事，必須成為第一按揭貸款的擔保人。
All shareholder(s) and all director(s) of the Purchaser as at the date of signing of the preliminary agreement for sale and purchase shall be the guarantor(s) for the First Mortgage Loan.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum amount of the First Mortgage Loan shall be 80% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.
- (V) 首36個月之利率為：
Interest rate for the first 36 months shall be:
- (如第一按揭貸款的金額超過淨樓價的70%，但不超過淨樓價的80%)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1.75% p.a.；或

(If the amount of the First Mortgage Loan exceeds 70% of the net purchase price, but does not exceed 80% of the net purchase price) 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 1.75% p.a.; or

- (如第一按揭貸款的金額不超過淨樓價的70%) 港元最優惠利率減2% p.a. ,
(If the amount of the First Mortgage Loan does not exceed 70% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 2% p.a.,

其後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。

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) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰金，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
No prepayment penalty for full repayment or partial prepayment is levied, but 1 month’s prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
- (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 for the last 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)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan application shall be approved by the designated financing company independently.

(XIII) 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(s) (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.

(XIV) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XV) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(XVI) 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.

(XVII) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

附錄 7(d) King's Key S+ 125 (只適用於個人名義買方)
Annex 7(d) King's Key S+ 125 (only applicable to the Purchaser who is an individual)

買方可向賣方的指定財務機構(『指定財務機構』)申請King's Key S+ 125 (『樓價貸款』), 主要條款如下:

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the King's Key S+ 125 ("Payment Financing"). Key terms are as follows:

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請樓價貸款。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 Payment Financing not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.

- (II) 樓價貸款必須以住宅物業之第一法定按揭及一個(或以上)香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求:

The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的註冊業主(或其中一位註冊業主)必須為買方(或買方其中一位)或買方的近親(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的近親; 及
The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a close relative of any one of the Purchasers; and
- 現有物業的業權良好; 及
The title to the Existing Property is good; and
- 現有物業沒有出租; 及
The Existing Property is not leased out; and
- 現有物業沒有銀行按揭以外的其他按揭或產權負擔; 及
The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and
- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等; 及
The Existing Property is not a village-type house, nor a residential property in a single block with an Occupation Permit issued before 1980, nor property which is subject to alienation restrictions and nor non-estate-type property situated on the outlying islands, etc.; and

- 現有物業的價值必須符合以下要求：
The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時： At the time of application for the Payment Financing:	指定財務機構估算現有物業的(總)價值(『估算價值』) The designated financing company's (total) valuation of the Existing Property(ies) (“Valuation”)
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	現有物業的(總)估算價值為樓價60%或以上 The (total) Valuation of the Existing Property is 60% of the purchase price or above
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank	現有物業的(總)估算價值為樓價80%或以上 The (total) Valuation of the Existing Property is 80% of the purchase price or above

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding that the above requirements might have been met, the designated financing company reserves the right not to accept the Existing Property as security.

- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額(『A部份』)及(如適用)償還現有物業的按揭貸款(『B部份』)。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的註冊業主須自行安排資金以償清現有物業的按揭貸款。
The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price (“Tranche A”) and (if applicable) repayment of the mortgage loan of the Existing Property (“Tranche B”). If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(V) 樓價貸款的最高金額如下：

The maximum amounts of the Payment Financing are as follows:

現有物業的(總)估算價值 The (total) valuation of the Existing Property(ies)	所有現有物業為新鴻基地產發展有限公司於1990年或以後落成之發展項目 All Existing Property(ies) are development(s) of Sun Hung Kai Properties Limited, which were built in or after 1990		其他情況 Otherwise	
	A部份 Tranche A	B部份 Tranche B	A部份 Tranche A	B部份 Tranche B
樓價60%或以上，但少於樓價70% 60% of the purchase price or above, but less than 70% of the purchase price	樓價的85%* 85% of the purchase price*	不適用 Not applicable	樓價的80%* 80% of the purchase price*	不適用 Not applicable
樓價70%或以上，但少於樓價80% 70% of the purchase price or above, but less than 80% of the purchase price	樓價的95%* 95% of the purchase price*	不適用 Not applicable	樓價的90%* 90% of the purchase price*	不適用 Not applicable
樓價80%或以上，但少於樓價90% 80% of the purchase price or above, but less than 90% of the purchase price	樓價的110%# 110% of the purchase price#		樓價的90%* 90% of the purchase price*	樓價的10%^ 10% of the purchase price^
樓價90%或以上，但少於樓價100% 90% of the purchase price or above, but less than 100% of the purchase price	樓價的120%# 120% of the purchase price#		樓價的90%* 90% of the purchase price*	樓價的20%^ 20% of the purchase price^
樓價100%或以上 100% of the purchase price or above	樓價的125%# 125% of the purchase price#		樓價的90%* 90% of the purchase price*	樓價的30%^ 30% of the purchase price^

* 惟貸款金額不可超過應繳付之樓價餘額扣除所有賣方將提供用以支付樓價餘額部份的現金回贈等(如有)後的金額。

* provided that the loan amount shall not exceed the balance of purchase price less all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of purchase price.

^ 惟貸款金額不可超過現有物業的按揭貸款餘額。

^ provided that the loan amount shall not exceed the balance of mortgage loan(s) of the Existing Property(ies).

惟貸款金額不可超過(i)應繳付之樓價餘額扣除所有賣方將提供用以支付樓價餘額部份的現金回贈等(如有)後的金額及(ii)現有物業的按揭貸款餘額的總額。

provided that the loan amount shall not exceed the total amount of (i) the balance of purchase price less all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of purchase price and (ii) the balance of mortgage loan(s) of the Existing Property(ies).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。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，對貸款金額作出調整。

Depending on the different terms of payment under the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any).

(VI) 利率為3.68% p.a.。最終利率以指定財務機構認可而定。

Interest rate shall be 3.68% p.a.. The final interest rate will be subject to approval by the designated financing company.

(VII) 樓價貸款的期限最長為36個月。

The maximum tenor of the Payment Financing shall be 36 months.

(VIII) 全數或部分償還不徵收提前償還罰金。

No prepayment penalty for full repayment or partial prepayment is levied.

(IX) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(a) 每月供款相當於(視情況而定)：

monthly instalment amount equivalent to (as the case may be):

- 樓價0.38% (如樓價貸款的金額為樓價90%或以下)；或
0.38% of the Purchase Price (if the amount of the Payment Financing is 90% of the Purchase Price or below); or
- 樓價0.5% (如樓價貸款的金額為樓價90%以上)
0.5% of the Purchase Price (if the amount of the Payment Financing is above 90% of the Purchase Price)

先用於支付利息，餘款用於償還樓價貸款；及

shall be paid to settle interest first, and the balance shall be applied for repayment of the Payment Financing; and

(b) 於到期日，全數償還樓價貸款餘款及利息。

fully repay the balance of the Payment Financing and interest on the maturity date.

(X) 如買方(a)於首20個月內提前全數償還樓價貸款；及(b)準時償還每期供款；及(c)於提前全數償還樓價貸款的日期或之前，沽出現有物業(或其中一個現有物業)(以相關轉讓契日期為準)，買方可獲賣方送出提前償還現金回贈(『提前償還現金回贈』)。提前償還現金回贈相等於樓價1%。賣方會將提前償還現金回贈直接用於償還樓價貸款餘款。

If the Purchaser (a) early and fully repays the balance of the Payment Financing within the first 20 months; and (b) repays each instalment on time; and (c) sold the Existing Property (or any one of the Existing Properties) on or before the date of early repayment of the Payment Financing (with reference to the date of the relevant assignment), the Purchaser shall be entitled to the Early Repayment Cash Rebate (“**Early Repayment Cash Rebate**”) offered by the Vendor. The amount of the Early Repayment Cash Rebate shall be equal to 1% of the purchase price. The Early Repayment Cash Rebate will be applied by the Vendor for settlement of the balance of the Payment Financing directly.

- (XI) 買方可向指定財務機構申請附錄7(e)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：
The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 7(e) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時 At the time of application for the Payment Financing	延續貸款的最高金額 The maximum amount of the Extended Loan
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 7(e)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 7(e) for details.

- (XII) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/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 is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any). The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XIII) 買方須提供足夠文件證明其還款能力(包括每月供款及到期還款)。

The Purchaser is required to provide sufficient documents to prove his/her repayment ability (including monthly instalments and the repayment on maturity).

- (XIV) 樓價貸款申請須由指定財務機構獨立審批。

The Payment Financing application shall be approved by the designated financing company independently.

(XV) 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 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.

(XVI) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、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 details of the loan. The approval or disapproval of the loan, the approved loan amount of the 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.

(XVII) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及代墊付費用。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property(ies) shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property(ies) is/are mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

(XVIII) 樓價貸款受其他條款及細則約束。

The Payment Financing is subject to other terms and conditions.

(XIX) 賣方均無給予或視之為已給予任何就樓價貸款之安排或批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement or the approval of the Payment Financing.

附錄 7(e) 延續貸款 (只適用於個人名義買方)
Annex 7(e) Extended Loan (applicable only to the Purchaser who is an individual)

- (I) 買方於有關貸款(指附錄 7(d)所述之 King's Key S+ 125)的到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。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 the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King's Key S+ 125 as set out in Annex 7(d)). Late loan applications will not be processed by the designated financing company.
- (II) 延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 延續貸款的最高金額請參閱附錄 7(d)。
The maximum amount of the Extended Loan shall be as mentioned in Annex 7(d).
- (V) 利率為7% p.a.。最終利率以指定財務機構認可而定。
Interest rate shall be 7% p.a.. The final interest rate will be subject to approval by the designated financing company.
- (VI) 延續貸款年期最長為 24 個月。
The maximum tenor of the Extended Loan shall be 24 months.
- (VII) 買方須以以下方式償還延續貸款：
The Purchaser shall repay the Extended Loan in the following manner:
- (a) 每月供款相當於樓價1%，先用於支付利息，餘款用於償還樓價貸款；及
monthly instalment amount equivalent to 1% of the purchase price, shall be paid to settle interest first, and the balance shall be applied for repayment of the Extended Loan; and
 - (b) 於到期日，全數償還延續貸款餘款及利息。
fully repay the balance of the Extended Loan and interest on the maturity date.
- (VIII) 全數或部分償還不徵收提前償還罰金。
No prepayment penalty for full repayment or partial prepayment is levied.

- (IX) 買方及其擔保人(如有)須提供足夠文件證明其還款能力(包括每月供款及到期還款), 包括但不限於信貸報告、還款紀錄及/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 guarantor (if any) shall provide sufficient documents to prove his/her repayment ability (including payment of monthly instalments and the repayment on maturity), including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (X) 延續貸款申請須由指定財務機構獨立審批。
The Extended Loan application shall be approved by the designated financing company independently.
- (XI) 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 guarantor(s) (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.
- (XII) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額及其條款, 指定財務機構有最終決定權。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the loan, the approved loan amount of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company.
- (XIII) 所有延續貸款的法律文件須由指定財務機構代表律師準備, 並於指定財務機構代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就延續貸款另行自聘律師作為其代表律師, 買方須負責其代表律師有關費用及代墊付費用。
All legal documents of the Extended Loan shall be prepared by the designated financing company's solicitors and signed at the office of the designated financing company's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her own solicitors to act for him/her for the Extended Loan, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements.
- (XIV) 延續貸款受其他條款及細則約束。
The Extended Loan is subject to other terms and conditions.
- (XV) 賣方無給予或視之為已給予任何就延續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 Extended Loan.

附錄8(a) 認購住戶停車位的權利
Annex 8(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其購買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 that the Purchaser is purchasing.
- (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 8(b) 抽籤認購住戶停車位
Annex 8(b) Balloting for purchasing 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)的二分之一，數量以賣方公佈住戶停車位之相關銷售安排當日為準。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。
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 half of the total number of sold residential properties which satisfy the requirement of the balloting for purchasing 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. 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 that the Purchaser is purchasing.
- (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 purchasing 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 purchasing 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 CENTURY 21 GROUP LIMITED
晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED
迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED
香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED
康業物業代理有限公司 HONG YIP PROPERTY AGENCY LIMITED
康業服務有限公司 HONG YIP SERVICE CO LTD
仲量聯行有限公司 JONES LANG LASALLE LIMITED
啟勝地產代理有限公司 KAI SHING (REA) LIMITED
建富物業 KIN FU REALTY
領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED
祥益地產代理有限公司 MANY WELLS PROPERTY AGENT 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
第一太平戴維斯(香港)有限公司 SAVILLS (HONG KONG) 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) 賣方就該期數指定的互聯網網站的網址為: **www.novoland3b.com.hk**
The address of the website designated by the Vendor for the Phase is: **www.novoland3b.com.hk**