

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	何文田站物業發展項目的第 II 期(朗賢峯)的第 IIA 期 Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development	期數(如有) Phase No. (if any)	第IIA期 Phase IIA
發展項目期數位置 Location of the Phase of the Development	忠孝街 1 號 (此臨時門牌號數有待發展項目建成時確認) No.1 Chung Hau Street (The provisional street number is subject to confirmation when the Phase is completed)		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			418

印製日期 Date of Printing	價單編號 Number of Price List
8/10/2024	2

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
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第二部分：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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard	
Tower 1 第1座	11	D	59.057(636) 露台 Balcony: 2.087(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 44.813(482)	\$17,035,000	288,450 (26,785)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	11	E	44.813(482) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 59.057(636)	\$12,991,000	289,894 (26,952)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	12	D	59.057(636) 露台 Balcony: 2.087(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 44.813(482)	\$17,120,000	289,889 (26,918)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	12	E	44.813(482) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 44.813(482)	\$13,056,000	291,344 (27,087)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	12	F	44.813(482) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 57.976(624)	\$12,828,000	286,256 (26,614)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	12	G	57.976(624) 露台 Balcony: 2.086(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 63.614(685)	\$16,284,000	280,875 (26,096)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	15	D	63.614(685) 露台 Balcony: 2.087(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 44.813(482)	\$18,477,000	290,455 (26,974)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	15	E	44.813(482) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 44.813(482)	\$13,088,000	292,058 (27,154)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	15	F	44.813(482) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 57.976(624)	\$12,860,000	286,970 (26,680)	-	-	-	-	-	-	-	-	-	-	-
Tower 1 第1座	15	G	57.976(624) 露台 Balcony: 2.086(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 55.890(602)	\$16,324,000	281,565 (26,160)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	2	D	55.890(602) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 45.546(490)	\$14,485,000	259,170 (24,061)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	2	E	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 45.546(490)	\$12,361,000	271,396 (25,227)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	2	F	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 56.175(605)	\$12,251,000	268,981 (25,002)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	2	G	56.175(605) 露台 Balcony: 2.012(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 55.890(602)	\$14,830,000	263,996 (24,512)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	3	D	55.890(602) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 45.546(490)	\$14,557,000	260,458 (24,181)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	3	E	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 45.546(490)	\$12,423,000	272,757 (25,353)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	3	F	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16) 56.175(605)	\$12,312,000	270,320 (25,127)	-	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	3	G	56.175(605) 露台 Balcony: 2.012(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$14,904,000	265,314 (24,635)	-	-	-	-	-	-	-	-	-	-	-

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2 第2座	5	D	55.890(602) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$14,629,000	261,746 (24,301)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	5	E	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$12,484,000	274,097 (25,478)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	5	F	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$12,373,000	271,659 (25,251)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	5	G	56.175(605) 露台 Balcony: 2.012(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$14,978,000	266,631 (24,757)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	6	D	55.890(602) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$15,138,000	270,853 (25,146)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	6	E	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$12,546,000	275,458 (25,604)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	6	F	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$12,434,000	272,999 (25,376)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	6	G	56.175(605) 露台 Balcony: 2.012(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$15,052,000	267,948 (24,879)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	7	D	55.890(602) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$15,213,000	272,195 (25,271)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	7	E	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$12,609,000	276,841 (25,733)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	7	F	45.546(490) 露台 Balcony: 2.000(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$12,495,000	274,338 (25,500)	-	-	-	-	-	-	-	-	-	-
Tower 2 第2座	7	G	56.175(605) 露台 Balcony: 2.012(22); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$15,127,000	269,283 (25,003)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	9	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$20,301,000	301,309 (28,001)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	10	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$20,404,000	302,838 (28,143)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	11	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$20,506,000	304,352 (28,284)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	12	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$20,607,000	305,851 (28,423)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	15	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$20,710,000	307,379 (28,566)	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	16	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$20,813,000	308,908 (28,708)	-	-	-	-	-	-	-	-	-	-

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard	
Tower 3 第3座	17	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$20,917,000	310,452 (28,851)	-	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	18	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$21,127,000	313,569 (29,141)	-	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	19	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$21,127,000	313,569 (29,141)	-	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	20	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$21,230,000	315,097 (29,283)	-	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	21	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$21,337,000	316,685 (29,430)	-	-	-	-	-	-	-	-	-	-	-
Tower 3 第3座	22	B	67.376(725) 露台 Balcony: 2.328(25); 陽台 Verandah: - 工作平台 Utility Platform: 1.500(16)	\$21,444,000	318,274 (29,578)	-	-	-	-	-	-	-	-	-	-	-

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。

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

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

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

第 52(1) 條 / Section 52(1)

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

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

第 53(2) 條 / Section 53(2)

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

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

第 53(3) 條 / Section 53(3)

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

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

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

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

- (4) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase. The Transaction Price is obtained by applying the relevant terms of payment and/or applicable discounts on the Price and rounded off to the nearest thousand.

4(i) 支付條款 Terms of Payment

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

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

A. 120天現金付款計劃 (照售價減 5%) 120-Day Cash Payment Plan (5% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
- (2) 買方須於簽署臨時合約後 120 天內或於賣方就其有能力將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 天內(以較早者為準)繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s), or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

B. 120天備用一按貸款付款計劃 (照售價減 3%) 120-Day Standby First Mortgage Payment Plan (3% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
- (2) 買方須於簽署臨時合約後 120 天內或於賣方就其有能力將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 天內(以較早者為準)繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s), or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
買方可向如此聘用的人指定之財務機構申請「備用一按貸款計劃」。詳情請參閱第(4)(iii)(1)段。
The purchaser(s) may apply for the "Standby First Mortgage Plan" from the Person so Engaged's designated financial institution. Please refer to paragraph (4)(iii)(1) for details.

C1. 建築期付款計劃 II (照售價減 4.5%) Stage Payment Plan II (4.5% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 120 天內繳付或於賣方就其有能力將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 天內(以較早者為準)繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 120 days after the date of the signing of the PASP by the purchaser(s), or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
- (3) 買方須於賣方就其有能力將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 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).

D1. 建築期備用一按貸款付款計劃II(照售價減2.5%) Standby First Mortgage Stage Payment Plan II (2.5% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 120 天內繳付或於賣方就其有能力將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 天內(以較早者為準)繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 120 days after the date of the signing of the PASP by the purchaser(s), or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
- (3) 買方須於賣方就其有能力將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 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).
買方可向如此聘用的人指定之財務機構申請「備用一按貸款計劃」。詳情請參閱第(4)(iii)(1)段。
The purchaser(s) may apply for the "Standby First Mortgage Plan" from the Person so Engaged's designated financial institution. Please refer to paragraph (4)(iii)(1) for details.

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

1. 見第 4(i) 段
See paragraph 4(i)
2. 「朗賢峯」環保建築設計優惠“ONMANTIN” Green Architectural Benefit

買方可獲額外售價 8% 折扣作為「朗賢峯」環保建築設計優惠，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 8% discount on the Price as the “ONMANTIN” Green Architectural Benefit. The “ONMANTIN” Green Architectural Benefit would be deducted from the Price directly.

3. 「早鳥」優惠“Early Bird” Benefit

買方可獲額外售價 5% 折扣作為「早鳥」優惠，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 5% discount on the Price as the “Early Bird” Benefit. The “Early Bird” Benefit would be deducted from the Price directly.

4(iii) 可就購買發展項目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 of the Development

1. 備用一按揭貸款計劃 Standby First Mortgage Plan

只適用於使用第(4)(i)段中之支付條款 B 或 D1 的自然人買方 (不適用於公司、機構或其他非個人買方)

Only applicable to purchaser(s) who is/are natural person(s) using Terms of Payment Plan B or D1 in paragraph (4)(i) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s))

買方可向如此聘用的人介紹之財務機構或如此聘用的人指定的其它公司 (「介紹之第一承按人」) 申請第一按揭貸款 (「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：

The Purchaser may apply to the financial institution referred by the Person so Engaged or any other company designated by the Person so Engaged (the “Referred First Mortgagee”) for first mortgage loan (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions:

- (i) 成交金額為港幣3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的90%；成交金額為港幣3,000 萬以上但港幣3,500 萬或以下的住宅物業的第一按揭貸款最高金額為港幣 2,100 萬加成交金額的20%；成交金額為港幣3,500 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的80%。
The maximum amount of First Mortgage Loan shall be 90% of the Transaction Price if the Transaction Price of the residential property is or under HK\$30 million. The maximum amount of First Mortgage Loan shall be HK\$21 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$30 million but is or under HK\$35 million. The maximum amount of First Mortgage Loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is over HK\$35 million.
- (ii) 買方必須於付清成交金額餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
The Purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.
- (iii) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
- (iv) 買方須以所購之期數的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Phase purchased by the Purchaser.
- (v) 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall be 25 years.
- (vi) 第一按揭貸款年利率以最優惠利率(P)減 2%(P-2%) 計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 5.875%。最終按揭利率以介紹之第一承按人審批結果而定，賣方及如此聘用的人並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2%(P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.875% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect thereof.
- (vii) 買方須每月供款，而利息由提款日起計算。
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
- (viii) 第一按揭貸款及其相關擔保 (如要) 之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人 (如有) 須支付所有第一按揭貸款及其擔保相關之律師費及雜費。 All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- (ix) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
- (x) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

- (xi) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承接人之最終決定為準，與賣方及如此聘用的人無關，且於任何情況賣方及如此聘用的人均無需為此負責。賣方及如此聘用的人並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方及/或如此聘用的人提出任何申索。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor and the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

2. 認購一個住宅停車位的權利

Option to Purchase one Residential Parking Space

該單位於價單上設標誌 "*" 的買方可享有認購該發展項目第II期的第IIA期內一個住宅停車位的權利。買方可根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購一個住宅停車位的權利。買方需依照賣方所訂之時限決定是否購買住宅車位及簽署相關買賣合約，逾時作棄權論。認購權不得轉讓。發展項目第II期的第IIA期內的住宅停車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The purchaser(s) of a unit that is marked with a sign "*" in the above price list shall have an option to purchase one residential parking space in Phase IIA of Phase II of the Development. The purchaser(s) can exercise his/her/its/their option to purchase one residential parking space in accordance with the time limit and manner as prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor. Each such purchaser(s) must decide whether to purchase residential parking space and must enter into a relevant agreement for sale and purchase within the period as prescribed by the Vendor, failing which that purchaser(s) will be deemed to have given up the option. The option is non-transferrable. Price List and sales arrangement details of the residential parking spaces in Phase IIA of Phase II of the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later.

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(s) in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
- (2) 所有就購買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合約中訂明的一手買方及不可轉讓。賣方有絕對的情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand purchaser(s) as specified in the PASP only and shall not be transferable. The Vendor has absolute discretion in deciding whether a purchaser(s) is/are entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the purchaser(s).
- (3) 由如此聘用的人指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。
The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing institution are for reference only. The actual loan amount, interest rate and terms to be offered to the purchaser(s) shall be subject to the independent approval of the designated financing institution, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing institution) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.
- (4) 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時合約後30日但不遲於付清樓價餘額之日或（如適用）買賣合約內訂明的期數的預計關鍵日期（以較早者為準）前30日向如此聘用的人提出申請，並須承擔有關更改付款計劃及就其簽署附加合約的律師費用及雜費（如有）。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和如此聘用的人的最終決定。
If the purchaser(s) wish(es) to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the purchaser(s) can apply to the Person so Engaged for such change not earlier than 30 days after the date of signing of the PASP but not later than 30 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier), and shall bear all solicitor's costs and disbursements (if any) in relation to change of payment plan and signing of supplemental agreement in respect of the same. 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 Person so Engaged.

4(iv). 誰人負責支付買賣期數中的指明住宅物業的有關律師費及印花稅

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

- (a) 買方須繳付一切有關擬備、簽訂、完成、加蓋印花及登記住宅物業之臨時合約、正式買賣合約及轉讓契的律師費和其他費用。
The purchaser(s) shall pay all the legal costs and disbursements of and incidental to the preparation, execution, completion, stamping and registration of the PASP, Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property.
- (b) 如買方同時聘用賣方之律師於住宅物業之正式合約及轉讓契及按揭契中代表買方，賣方將促使賣方的律師同意豁免收取買方須繳付給賣方的律師一切有關擬備、簽訂、完成、加蓋印花及登記該項目中的指明住宅物業之正式合約及轉讓契的律師費。如買方選擇聘用其他律師代表買方處理有關之交易，買賣雙方須負責支付各自有關正式買賣合約及轉讓契兩項法律文件之律師費用。
If but only if the purchaser(s) also instruct(s) the Vendor's solicitors to act for the purchaser(s) in the Formal Agreement for Sale and Purchase and the subsequent assignment and the mortgage of the residential property, the Vendor will procure the Vendor's solicitors to waive the legal cost of and incidental to the preparation, execution, completion, stamping and registration of the Formal Agreement for Sale and Purchase and the assignment of the residential property payable by the purchaser(s) to the Vendor's solicitors. If the purchaser(s) choose(s) to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the Vendor and the purchaser(s) shall pay his own solicitors' fees in respect of the Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property.
- (c) 買方須就住宅物業之臨時合約、正式買賣合約及轉讓契支付所有印花稅，包括但並不限於從價印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用。
All stamp duties payable on the PASP, Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property, including but not limited to ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty, shall be borne by the purchaser(s).

4(v). 買方須為就買賣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 purchaser(s) for execution of any document in relation to the sale and purchase of a specified residential property in the Phase:

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

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

注意：

Note：

於本第(4)段中：-

In this paragraph (4) :-

(I) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章)釋義，指並非以下日子的日子

(a) 公眾假日或星期六；或

(b) 《釋義及通則條例》(第 1 章)第 71(2) 條所界定的黑色暴雨警告日或烈風警告日；

“working day” as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not -

(a) A general holiday or a Saturday; or

(b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1);

(II) 「擁有人」指香港鐵路有限公司，即發展項目期數的法律上的擁有人或實益擁有人；

"Owner" means MTR Corporation Limited (i.e. the legal or beneficial owner of the Phase of the Development);

(III) 「如此聘用的人」指妙能有限公司，即擁有人聘用以統籌和監管發展項目期數的設計、規劃、建造、裝置、完成及銷售的過程的人士；

The "Person so Engaged" means Magic Energy Limited (i.e. the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase of the Development);

(IV) 「賣方」是上述「擁有人」及「如此聘用的人」的統稱。

The "Owner" and "Person so Engaged" mentioned above are collectively referred to as the "Vendor".

- (5) **賣方已委任地產代理在發展項目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 of the Development :

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

鷹君地產代理有限公司
Great Eagle Real Estate Agency Limited

鷹君地產代理有限公司委任的次代理 :-
Sub-agents appointed by Great Eagle Real Estate Agency Limited :-

中原地產代理有限公司 Centaline Property Agency Limited
美聯物業代理有限公司 Midland Realty International Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited and Chartered Members
香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association Limited and Chartered Members
烙天置業有限公司 Skarloey Property Limited
太陽物業香港代理有限公司 Sunrise Property HK Agency Limited
迎富地產代理有限公司 Easywin Property Agency Limited
尚加地產代理有限公司 A Ka Property Agency Limited
康樂園地產代理有限公司 Hong Lok Yuen Property Agency Limited
鈞洋置業有限公司 Grand Ocean Properties Limited
搜房(香港)集團有限公司 SouFun (Hong Kong) Group Limited
英聯物業代理有限公司 King Union Property Agency Limited

請注意: 任何人可委任任何地產代理在購買期數中的指明住宅物業的過程中行事, 但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.

- (6) **賣方就期數指定的互聯網網站的網址為: www.ONMANTIN.com.hk/phaseIIA**
The address of the website designated by the Vendor for the Phase is: www.ONMANTIN.com.hk/phaseIIA