價單 Price List

第一部份 ：基本資料 Part 1 : Basic Information

發展項目名稱 Name of Development	澄天 SouthSky	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港仔舊大街 80 號 No. 80 Old Main Street, Aberdeen		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			110

印製日期 Date of Printing	價單編號 Number of Price List
26 October 2023	1

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
13 January 2024	1A	無 NIL
28 January 2024	1B	無 NIL
26 February 2024	1C	無 NIL
11 March 2024	1D	✓
18 March 2024	1E	無 NIL
15 October 2024	1F	無 NIL
24 December 2024	1G	無 NIL

5 February 2025	1H	無 NIL
25 February 2025	1I	無 NIL
28 March 2025	1J	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 Flat				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
澄天 SouthSky	6	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,528,000	182,925 (17,009)	-	-	-	-	-	-	-	-	-	-
	6	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,800,000	179,822 (16,725)	-	-	-	-	-	-	-	-	-	-
	6	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,903,000	185,904 (17,258)	-	-	-	-	-	-	-	-	-	-
	6	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,837,000	184,127 (17,093)	-	-	-	-	-	-	-	-	-	-
	6	E	26.524 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,633,000	174,672 (16,199)	-	-	-	-	-	-	-	-	-	-
	6	F	37.121 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,606,000	177,959 (16,515)	-	-	-	-	-	-	-	-	-	-
	7	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~5,612,000~~ 5,781,000	~~185,705~~ ~~(17,268)~~ 191,297 (17,788)	-	-	-	-	-	-	-	-	-	-
	7	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~4,873,000~~ 5,020,000	~~182,557~~ ~~(16,979)~~ 188,064 (17,491)	-	-	-	-	-	-	-	-	-	-
	7	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~7,009,000~~ 7,360,000	~~188,759~~ ~~(17,523)~~ 198,212 (18,400)	-	-	-	-	-	-	-	-	-	-
	7	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,941,000	186,928 (17,353)	-	-	-	-	-	-	-	-	-	-
	7	E	26.524 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,723,000	178,065 (16,514)	-	-	-	-	-	-	-	-	-	-
	7	F	37.121 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,767,000	182,296 (16,918)	-	-	-	-	-	-	-	-	-	-
	8	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~5,756,000~~ 5,929,000	~~190,470~~ ~~(17,711)~~ 196,195 (18,243)	-	-	-	-	-	-	-	-	-	-
	8	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,998,000	187,240 (17,415)	-	-	-	-	-	-	-	-	-	-

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 Flat				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
澄天 SouthSky	8	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,188,000	193,580 (17,970)	-	-	-	-	-	-	-	-	-	-
	8	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,119,000	191,721 (17,798)	-	-	-	-	-	-	-	-	-	-
	8	E	26.524 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,899,000	184,701 (17,129)	-	-	-	-	-	-	-	-	-	-
	8	F	37.121 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,941,000	186,983 (17,353)	-	-	-	-	-	-	-	-	-	-
	9	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~5,791,000~~ 5,965,000	~~191,628~~ ~~(17,818)~~ 197,386 (18,354)	-	-	-	-	-	-	-	-	-	-
	9	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~5,028,000~~ 5,179,000	~~188,364~~ ~~(17,519)~~ 194,021 (18,045)	-	-	-	-	-	-	-	-	-	-
	9	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,232,000	194,765 (18,080)	-	-	-	-	-	-	-	-	-	-
	9	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,162,000	192,879 (17,905)	-	-	-	-	-	-	-	-	-	-
	9	E	26.524 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,929,000	185,832 (17,234)	-	-	-	-	-	-	-	-	-	-
	9	F	37.121 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,983,000	188,115 (17,458)	-	-	-	-	-	-	-	-	-	-
	11	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,319,000	197,108 (18,298)	-	-	-	-	-	-	-	-	-	-
	11	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,248,000	195,196 (18,120)	-	-	-	-	-	-	-	-	-	-
	11	E	26.524 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,989,000	188,094 (17,444)	-	-	-	-	-	-	-	-	-	-
	11	F	37.121 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,067,000	190,377 (17,668)	-	-	-	-	-	-	-	-	-	-
	12	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,896,000	195,103 (18,142)	-	-	-	-	-	-	-	-	-	-
	12	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,119,000	191,773 (17,836)	-	-	-	-	-	-	-	-	-	-

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 Flat				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
澄天 SouthSky	12	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,363,000	198,293 (18,408)	-	-	-	-	-	-	-	-	-	-
	12	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,292,000	196,380 (18,230)	-	-	-	-	-	-	-	-	-	-
	12	E	26.524 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,019,000	189,225 (17,549)	-	-	-	-	-	-	-	-	-	-
	12	F	37.121 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,110,000	191,536 (17,775)	-	-	-	-	-	-	-	-	-	-
	15	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,932,000	196,294 (18,252)	-	-	-	-	-	-	-	-	-	-
	15	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~5,150,000~~ 5,305,000	~~192,934~~ ~~(17,944)~~ 198,741 (18,484)	-	-	-	-	-	-	-	-	-	-
	15	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,408,000	199,504 (18,520)	-	-	-	-	-	-	-	-	-	-
	15	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,336,000	197,565 (18,340)	-	-	-	-	-	-	-	-	-	-
	15	E	26.524 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,050,000	190,394 (17,657)	-	-	-	-	-	-	-	-	-	-
	15	F	37.121 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,153,000	192,694 (17,883)	-	-	-	-	-	-	-	-	-	-
	18	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,123,000	202,614 (18,840)	-	-	-	-	-	-	-	-	-	-
	18	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~5,344,000~~ 5,505,000	~~200,202~~ ~~(18,620)~~ 206,234 (19,181)	-	-	-	-	-	-	-	-	-	-
	18	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,542,000	203,113 (18,855)	-	-	-	-	-	-	-	-	-	-
	18	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,469,000	201,147 (18,673)	-	-	-	-	-	-	-	-	-	-
	18	E	26.659 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,174,000	194,081 (18,028)	-	-	-	-	-	-	-	-	-	-
	20	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,694,000	207,207 (19,235)	-	-	-	-	-	-	-	-	-	-

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 Flat				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
澄天 SouthSky	20	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,619,000	205,187 (19,048)	-	-	-	-	-	-	-	-	-	-
	20	E	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,278,000	197,730 (18,390)	-	-	-	-	-	-	-	-	-	-
	20	F	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,989,000	198,180 (18,428)	-	-	-	-	-	-	-	-	-	-
	22	A	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,486,000	214,626 (19,957)	-	-	-	-	-	-	-	-	-	-
	22	B	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	~~5,871,000~~ 6,048,000	~~219,945~~ ~~(20,456)~~ 226,576 (21,073)	-	-	-	-	-	-	-	-	-	-
	22	C	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,848,000	211,354 (19,620)	-	-	-	-	-	-	-	-	-	-
	22	D	37.132 (400) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	7,773,000	209,334 (19,433)	-	-	-	-	-	-	-	-	-	-
	22	E	26.693 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,437,000	203,686 (18,944)	-	-	-	-	-	-	-	-	-	-
	22	F	30.220 (325) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,121,000	202,548 (18,834)	-	-	-	-	-	-	-	-	-	-

第三部份　　其他資料　　Part 3 Other Information

(1) 準買家應參閱發展項目售樓說明書，以了解該項目的資料。

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

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

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

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

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

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

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

(4) 註：在第(4)(i)段中，『售價』指本價單第二部份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。因應相關折扣 (如有) 按售價計算得出之價目，皆以向上捨入方式換算至百位數作為成交金額。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: In paragraph (4)(i), “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 price obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest hundred to determine the Transaction Price. The purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金，該臨時訂金中的港幣$50,000須以本票支付（除非賣方另外同意）。請另備支票以繳付臨時訂金之餘額。銀行本票和支票抬頭請寫「國浩律師(香港)事務所」。

The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase. HK$50,000 of the preliminary deposit shall be paid by cashiers' order(s) (unless the Vendor agrees otherwise). Please also prepare a cheque for payment of the balance of the preliminary deposit. Cashiers' order and cheque shall be payable to "Grandall Zimmern Law Firm".

(A) 無此編號之支付條款 **No terms of payment under such numbering.**

(B) 無此編號之支付條款 **No terms of payment under such numbering.**

(C) 無此編號之支付條款 **No terms of payment under such numbering.**

(D) 無此編號之支付條款 **No terms of payment under such numbering.**

(D1) 110 天專才港島南置業付款計劃 (照售價減 3%) 110 Days Superior Talent SouthSky Payment Method (3% discount on the Price)

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

   A preliminary deposit equivalent to 5% of the Transaction Price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

   A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後110天內繳付。

   90% of the Transaction Price (balance of Transaction Price) shall be paid within 110 days after the date of signing of the preliminary agreement for sale and purchase.

(D2) 無此編號之支付條款 **No terms of payment under such numbering.**

(E) 無此編號之支付條款 **No terms of payment under such numbering.**

(F) 無此編號之支付條款 **No terms of payment under such numbering.**

(A1) 無此編號之支付條款 **No terms of payment under such numbering.**

(A2) 無此編號之支付條款 **No terms of payment under such numbering.**

(G) 無此編號之支付條款 **No terms of payment under such numbering.**

(G1) 110 天「天天向上」即供付款計劃 (照售價減 3%) 110 Days "Better Life" Cash Payment Method (3% discount on the Price)

*****只提供予購買 D 單位或 E 單位或 F 單位的買家*****

*****This method is only available to the purchasers purchasing Flat D or Flat E or Flat F *****

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

   A preliminary deposit equivalent to 5% of the Transaction Price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

   A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後110天內繳付。

   90% of the Transaction Price (balance of Transaction Price) shall be paid within 110 days after the date of signing of the preliminary agreement for sale and purchase.

(G2) 無此編號之支付條款 No terms of payment under such numbering.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 請參閱第(4)(i)段。

   Please refer to paragraph (4)(i).

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

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

1. 無此編號之項目 No item under such numbering.

2. 「美夢成真」回贈 "Dreams Come True" Rebate

   只適用於2025年4月30日或前使用第(4)(i)段中之(G1)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (G1) in paragraph (4)(i) on or before 30th April , 2025.

   如買方符合以下條件及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價3%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。優惠適用於符合以下條件之買方:

   於簽署臨時合約當日，買方 (或組成買方的其中一人)：(a)為香港房屋委員會及房屋署轄下居者有其屋計劃的住戶或其親屬；或(b)為香港房屋委員會及房屋署轄下公共租住房屋的住戶或其親屬；或(c)為私人

屋苑的住戶或租客。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方或人士是否符合前述條件的決定為最終決定。「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。買方須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser meets the following conditions and performs and complies with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (in respect of which time shall be of the essence), a cash rebate of 3% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. The benefit is only applicable to the individual purchaser(s) (or any individual comprising the purchaser(s)) who satisfy(ies) condition(s) stated below:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) : (a) is a resident or a relative of a resident of a Home Ownership Scheme Flats of the Hong Kong Housing Authority and Housing Department; or (b) is a resident or a relative of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department; or (c) is a resident or a tenant of a Private Residential Housing, provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor's determination as to whether a purchaser or person has fulfilled the aforesaid conditions shall be final. A "relative" shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent's sibling, nephew or niece. The purchaser must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor's determination as to whether there is such a relationship shall be final. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

3. 「代繳從價印花稅優惠」 "Ad Valorem Stamp Duty Benefit"

只適用於2025年4月30日或前使用第(4)(i)段中之 (G1)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (G1) in paragraph (4)(i) on or before 30th April , 2025.

受限於以下條款及條件的前提下，買方將獲賣方提供「代繳從價印花稅」優惠或買方可獲額外成交金額3%之現金回贈優惠（買方須在簽署臨時合約時揀選上述其中一種優惠，一經揀選不得更改）。「代繳從價印花稅」優惠金額相等就正式合約須繳付之從價印花稅的實際金額或成交金額的 3%，以較低者為準。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

Subject to the conditions precedent below being satisfied by the Purchaser, the Purchaser will be offered by the Vendor the "Ad Valorem Stamp Duty Benefit" or an extra 3% cash rebate on Transaction Price benefit would be offered to the Purchaser (the Purchaser shall choose either one of the aforesaid benefits upon the signing of PASP, and once the choice is made, change is not allowed). The amount of "Ad Valorem Stamp Duty Benefit" is equal to the actual amount of ad valorem stamp duty payable on the Agreement or 3% of the Transaction Price, whichever is lower. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

「代繳從價印花稅」優惠"Ad Valorem Stamp Duty Benefit"

i. 「代繳從價印花稅」優惠只作繳付正式合約之從價印花稅之用。

The "Ad Valorem Stamp Duty Benefit" shall be used for the purpose of payment of the ad valorem stamp duty on the Agreement only.

ii. 若買方未能遵守、履行及符合臨時合約或正式合約內的任何條款及條件或未能完成購買本物業或未能按照正式合約的條款及條件付清物業之成交金額之尾數，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之正式合約應付之從價印花稅及應賣方要求向賣方提供所有上述退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the Preliminary Agreement or the Agreement or to complete the purchase of the Property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the Agreement, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty Benefit" and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty Benefit" paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the Agreement from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

iii. 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅、買家印花稅、額外印花稅 (如有) 及印花稅署徵收之罰款 (如適用)。「代繳從價印花稅」優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty, buyer stamp duty, special stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty Benefit" is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty Benefit" or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty Benefit" (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

不選用「代繳從價印花稅」的成交金額3%之現金回贈優惠

3% Cash Rebate on Transaction Price Benefit if not choosing the "Ad Valorem Stamp Duty Benefit"

如買方在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件（包括準時付清成交金額每一部分）（必須嚴格遵守所有時間限制），則賣方將送出相等於成交金額3%的現金回贈予買方，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。優惠受相關交易文件的條款及條件約束。

If the Purchaser performs and complies with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (including timely settling each part of the Transcation Price) (in respect of which time shall be of the essence), the vendor will provide the cash rebate of 3% on Transaction Price to the purchaser(s). The vendor will apply directly that cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide that cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase. The benefit is subject to the terms and conditions of relevant transaction documents.

4. 無此編號之項目 No item under such numbering.

5. 無此編號之項目 No item under such numbering.

6. 購買以下列明的單位之買方，將可獲贈以下位處該單位內之物品 (「該等物品」)，該等物品將放置於指明住宅物業內或以賣方決定之其他方式交付買方（受相關文件條款及條件限制，該等條款及條件包括但不限於該等物品將會以現狀 (即該等物品在交易完成日當天的狀況) 於交易完成時連同該單位給予買方，並無亦不會有就任何該等物品之質量或狀況或該等物品是否效能良好作出之陳述或保證，亦不會有任何保養或補救欠妥之處的責任就任何該等物品提供，買方沒有權利就該等物品作出任何反對）。

The following items in the Unit as listed below ("the items") will be delivered to the purchaser of that property as gifts by way of leaving the same in the specified residential property or in any manner as the Vendor may decide (subject to terms and conditions of relevant documentation, which said terms and conditions including (without limitation) the following: the items will be delivered to the purchaser upon completion on an "as is" basis (i.e. the condition of the items are or will be as at the date of completion), and no representation or warranty as to the quality and condition of any of the items or whether the items will be in good working condition is or will be given and that no maintenance or defect liability for any of the items will be provided and the purchaser shall not be entitled to raise any objection thereto).

Applicable to: Flat A, B, C, D, E, F (6/F - 9/F, 12/F, 15/F, 22/F) & Flat C, D, E, F (11/F, 20/F) & Flat A, B, C, D, E (18/F)

適用於：6至9樓、12樓、15樓、22樓A、B、C、D、E、F單位及11樓、20樓C、D、E、F單位及18樓A、B、C、D、E單位

位置 Location	物品 Items	數量 Quantity
廚房 Kitchen	砧板 Chopping Board	1
	摺疊式瀝水架 Roll-up Drying Rack	1
	亞加力鋅盆蓋板 Acrylic Sink Cover	1

7. 無此編號之項目 No item under such numbering.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。 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、按揭契及/或轉讓契中之任何者，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。

買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家印花稅及任何因逾期繳付任何印花稅引致的罰款、利息及附加費等)、登記費及其他支出費用。

If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his/her own solicitors to act for him/her in respect of any of agreement for sale and purchase, mortgage and/or assignment, the Vendor and the purchaser shall each pay his/her

own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment. All stamp duty (including without limitation any stamp duty on, if any, nomination or sub-sale agreement, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

有關製作、登記及完成大廈公契及管理合約〈「公契」〉費用及附於公契之圖則費用的適當分攤、所購指明住宅物業的業權契據及文件認證副本之費用、所購指明住宅物業的買賣合約及轉讓契之圖則費，所購指明住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買家印花稅及/或從價印花稅較高稅率(第1標準)而須作出的任何法定聲明的費用及其他有關所購指明住宅物業的買賣的文件的所有法律、代墊費用及其他實際支出，均由買方負責。

The purchaser(s) 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 ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property purchased, all plan fees for plans to be annexed to agreement for sale and purchase and the assignment of the specified residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the specified residential property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (scale 1) of ad valorem stamp duty, and all legal costs, disbursements and charges of any other documents relating to the sale and purchase of the specified residential residential property purchased.

備註：

Notes:

1. 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紀錄冊內的記錄，可向賣方提出申請，並須向賣方繳付手續費港幣$10,000 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, and pay a handling fee of HK$10,000 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.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

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

香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED

金聯 8 地產代理有限公司 GOLD LAND 8 PROPERTY AGENCY LIMITED

基置地產有限公司 WIT PROPERTY AGENCY LIMITED

香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED

萬邦地產 GOOD PROFIT PROPERTY AGENCY

英皇財富管理有限公司 EMPEROR WEALTH MANAGEMENT LIMITED

栢毅地產代理有限公司 PAIR PROPERTY AGENCY LIMITED

第三地產代理有限公司 D3 PROPERTY 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) 賣方就發展項目指定的互聯網網站的網址為: **WWW.SOUTHSKY.COM.HK**

The address of the website designated by the Vendor for the development is: **WWW.SOUTHSKY.COM.HK**