價單　Price List

第一部份：基本資料　**Part 1: Basic Information**

期數名稱 **Name of the Phase**	GRANDE MONACO GRANDE MONACO	期數（如有） **Phase No. (if any)**	MONACO發展項目第2期 Phase 2 of MONACO Development
期數位置 **Location of Phase**	沐泰街12號 12 Muk Tai Street		
期數中的住宅物業的總數 **The total number of residential properties in the Phase**			247

印製日期 **Date of Printing**	價單編號 **Number of Price List**
26 March 2021	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**
12 April 2021	4A	-
05 May 2021	4B	-
22 June 2021	4C	-
27 January 2022	4D	-
30 June 2022	4E	-
27 September 2022	4F	-
14 October 2022	4G	-
16 December 2022	4H	-
07 July 2023	4I	-
26 September 2023	4J	-
03 October 2023	4K	-
06 November 2023	4L	-
02 February 2024	4M	-

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
26 February 2024	4N	-
14 March 2024	4O	-
09 April 2024	4P	-
13 April 2024	4Q	-
17 May 2024	4R	-
25 July 2024	4S	-
19 August 2024	4T	-
07 September 2024	4U	-
27 September 2024	4V	-
04 October 2024	4W	-
28 October 2024	4X	-
27 November 2024	4Y	-
28 December 2024	4Z	-
25 February 2025	4ZA	-
25 April 2025	4ZB	-
26 June 2025	4ZC	-
28 August 2025	4ZD	-
28 October 2025	4ZE	-
24 December 2025	4ZF	-

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
Tower 1A 第1A座	37	C	42.253 (455) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,825,000	350,863 (32,582)	--	--	--	--	--	--	--	--	--	--
	36	C	42.253 (455) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,758,000	349,277 (32,435)	--	--	--	--	--	--	--	--	--	--
	35	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,657,000	354,000 (32,863)	--	--	--	--	--	--	--	--	--	--
	33	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,613,000	352,937 (32,765)	--	--	--	--	--	--	--	--	--	--
	32	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,570,000	351,898 (32,668)	--	--	--	--	--	--	--	--	--	--
	31	C@	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,526,000	350,836 (32,570)	--	--	--	--	--	--	--	--	--	--
	30	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,483,000	349,797 (32,473)	--	--	--	--	--	--	--	--	--	--
Tower 1B 第1B座	37	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,457,000	346,910 (32,211)	--	--	--	--	--	--	--	--	--	--
	36	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,439,000	346,572 (32,180)	--	--	--	--	--	--	--	--	--	--
	35	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,421,000	346,233 (32,148)	--	--	--	--	--	--	--	--	--	--
	33	A	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,403,000	345,895 (32,117)	--	--	--	--	--	--	--	--	--	--
	32	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,385,000	345,557 (32,086)	--	--	--	--	--	--	--	--	--	--
	31	A	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,367,000	345,218 (32,054)	--	--	--	--	--	--	--	--	--	--
Mansion A 低座A座	3	B	30.915 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,719,000	346,725 (32,189)	--	--	--	--	--	--	--	--	--	--
	2	B	30.917 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,687,000	345,667 (32,093)	--	--	--	--	--	--	--	--	--	--

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
Mansion A 低座A座	1	B	30.917 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,655,000	344,632 (31,997)	--	--	--	--	--	--	--	--	--	--
	G	B	30.862 (332) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	11,412,000	369,775 (34,373)	--	--	--	--	13.892 (150)	--	--	--	--	--
	3	C@	57.045 (614) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0)	17,842,000	312,771 (29,059)	--	--	--	--	--	--	--	--	--	--
	2	C	56.971 (613) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0)	17,760,000	311,738 (28,972)	--	--	--	--	--	--	--	--	--	--
	1	C	56.971 (613) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0)	17,706,000	310,790 (28,884)	--	--	--	--	--	--	--	--	--	--
	G	C	55.485 (597) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	20,413,000	367,901 (34,193)	--	--	--	--	46.571 (501)	--	--	--	--	--
Mansion B 低座B座	5	C@	59.911 (645) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	21,249,000	354,676 (32,944)	--	--	--	--	--	--	29.394 (316)	2.730 (29)	--	--
	3	C@	51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,970,000	330,806 (30,743)	--	--	--	--	--	--	--	--	--	--
	2	C	51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,919,000	329,811 (30,650)	--	--	--	--	--	--	--	--	--	--
	1	C@	51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,869,000	328,837 (30,560)	--	--	--	--	--	--	--	--	--	--
	G	C@	50.031 (539) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	18,687,000	373,508 (34,670)	--	--	--	--	28.887 (311)	--	--	--	--	--

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 for the Phase for information on the Phase.

(2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –

第52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第53(3)條 / Section 53(3)
如某人於某日期訂立臨時買賣合約時，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)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金額。因應相關支付條款及／或相關折扣(如有)按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。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), "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 terms of payment and/or applicable discount(s) (if any) on the Price will be rounded up to the nearest thousand 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 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以銀行本票及/或支票支付，本票及支票抬頭請寫 「高李葉律師行」或 "Kao, Lee & Yip Solicitors"。
Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cashier order(s) and/or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Kao, Lee & Yip Solicitors" or 「高李葉律師行」.

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價減2%) (2% discount on the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 90 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP.

(A1) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(A2) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(A3) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(A4) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(B) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(B1) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(B2) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(C) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(C1) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(D) **（並無此編號之支付條款）**
(No Terms of Payment of such numbering）

(E) **（並無此編號之支付條款）**
(No Terms of Payment of such numbering）

(F) **（並無此編號之支付條款）**
(No Terms of Payment of such numbering）

(G) **置業易1088 付款計劃 Easy Living 1088 Payment Plan (照售價減2%) (2% discount from the Price)**

(1) 買方須於簽署臨時買賣合約(「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 5%於買方簽署臨時合約日期後第 30 天當日或之前由買方繳付作為加付訂金。
5% of the transaction price shall be paid by the Purchaser on or before the 30th day after the date of signing of the PASP as further deposit.

(3) 成交金額 10%於買方簽署臨時合約日期後第 120 天當日或之前由買方繳付作為部份成交金額。
10% of the transaction price shall be paid by the Purchaser on or before the 120th day after the date of signing of the PASP as part payment of the transaction price.

(4) 成交金額 10%於買方簽署臨時合約日期後第 180 天當日或之前由買方繳付作為部份成交金額。
10% of the transaction price shall be paid by the Purchaser on or before the 180th day after the date of signing of the PASP as part payment of the transaction price.

(5) 成交金額 10%於買方簽署臨時合約日期後第 270 天當日或之前由買方繳付作為部份成交金額。
10% of the transaction price shall be paid by the Purchaser on or before the 270th day after the date of signing of the PASP as part payment of the transaction price.

(6) 成交金額 60%即成交金額之餘款於簽署臨時合約日期後第1088天當日（「**成交日期**」）或之前由買方繳付。
60% of the transaction price being balance of the transaction price shall be paid by the Purchaser on or before the 1088th day after the date of signing of the PASP (the "**Completion Date**").

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

(a) 見 (4)(i)。
See (4)(i).

(b) **「Club Wheelock」會員優惠 Privilege for「Club Wheelock」member**
在簽署臨時合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。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「Club Wheelock」會員，方可享此折扣優惠。
A 1% discount on the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the PASP. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the PASP in order to enjoy the discount offer.

(c) **(並無此編號之折扣)**
(No discount of such numbering)

(d) **"Wheelock Living" 臉書頁面讚好優惠 "Wheelock Living" Facebook Page Likers' Discount**
凡於簽署臨時買賣合約前讚好"Wheelock Living" 臉書頁面的買家，可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to a Purchaser who has liked the "Wheelock Living" Facebook Page before signing the Preliminary Agreement for Sale and Purchase.

(e) **啟德臨海低密度置業優惠 Harbour-side Low-density Livings Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.

(f) **摩納哥揚帆出海置業優惠 Sailing at Monaco Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.

(g) **(並無此編號之折扣)**
(No discount of such numbering)

(h) **(並無此編號之折扣)**
(No discount of such numbering)

(i) **印花稅優惠 Stamp Duty Discount**
買方購買本價單中所列之住宅物業可獲8.5%售價折扣優惠。
A 8.5% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.

(j) **會德豐員工置業優惠 Wheelock Group Home Purchasing Discount**

如買方在簽署臨時買賣合約當日（或構成買方之任何人士）屬「會德豐合資格人士」，凡於2021年6月30日(包括當日)或之前簽署臨時買賣合約，並且沒有委任地產代理、營業員/中介人就購入住宅物業代其行事，可以獲得相等於指定金額的2.5%的折扣優惠。「指定金額」指扣除適用於上述第(4)(i)段(須按該買方選取之支付條款而定)及第(4)(ii)(b) 至(i) 各段的折扣後的金額。

If the Purchaser (or any person comprising the Purchaser) is a "Qualified Person of Wheelock Group"as of the date of signing of the PASP, who signs the PASP for purchase of a residential property listed in this price list on or before 30 June 2021, provided that the Purchaser did not appoint any estate agent, salesperson/ intermediary to act for him in the purchase of the residential property(ies), a 2.5% discount on the Specified Amount would be offered. "Specified Amount" means the price after deducting the applicable discount(s) in paragraph (4)(i) (according to the terms of payment such Purchaser has selected) and paragraphs (4)(ii)(b) to (i) above.

「會德豐合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親（任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在近親關係保留最終決定權）：

"Qualified Person of Wheelock Group" means any director or employee (and his/her close family member (a spouse, parent, grandparent, child, grand-child or sibling of a person is a "close family member" of that person Provided That relevant supporting document(s) to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of the following companies or any of its subsidiaries incorporated in Hong Kong :

1. 會德豐有限公司 Wheelock and Company Limited 或 or;
2. 會德豐地產有限公司 Wheelock Properties Limited 或 or;
3. 會德豐地產(香港)有限公司 Wheelock Properties (Hong Kong) Limited 或 or;
4. 隆豐國際發展有限公司 Wheelock Corporate Services Limited
5. 九龍倉集團有限公司 The Wharf (Holdings) Limited 或 or;
6. 九龍倉置業地產投資有限公司Wharf Real Estate Investment Company Limited 或 or;
7. 夏利文物業管理有限公司 Harriman Property Management Limited 或 or;
8. 海港企業有限公司 Harbour Centre Development Limited 或 or;
9. 現代貨箱碼頭有限公司 Modern Terminals Limited

買方在簽署有關的臨時合約前須即場提供令賣方滿意的證據証明其為會德豐合資格人士，賣方就相關買方是否會德豐合資格人士有最終決定權，如有任何爭議，賣方之決定為最終決定及對買方具有約束力。

The Purchaser shall before signing of the relevant PASP on the spot provide evidence for proof of being a Qualified Person of Wheelock Group to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion. In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

(k) **全新換樓置業優惠 Special Discount for Upgraders**

買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。

A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.

(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

(a) 見 (4)(i)及(4)(ii)。

See (4)(i) and (4)(ii).

(b) **（並無此編號之贈品、財務優惠或利益 ）**

(No gift, or any financial advantage or benefit, of such numbering）

(c) **（並無此編號之贈品、財務優惠或利益 ）**

(No gift, or any financial advantage or benefit, of such numbering）

(d) **優先認購一個住宅停車位 Priority to purchase one residential parking space**

受制於合約，買方簽署臨時買賣合約購買任何在此價單中標有「＃」的住宅物業可優先認購發展項目中的一個住宅停車位 (「車位認購權」)。本車位認購權不得轉讓。

發展項目住宅停車位的價單及銷售安排將由賣方全權及絕對酌情決定，並容後公佈。詳情以相關交易文件條款作準。

Subject to contract, a Purchaser who signs the PASP to purchase any of the residential property marked with a "#" in this price list shall have the priority to purchase one residential parking space in the Development ("Purchase Option").The Purchase Option is not transferrable. Price list and sales arrangement of residential parking spaces in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later. Subject to the terms and conditions of the relevant transaction documents.

(e) **（並無此編號之贈品、財務優惠或利益 ）**

(No gift, or any financial advantage or benefit, of such numbering）

(f) **（並無此編號之贈品、財務優惠或利益）**

(No gift, or any financial advantage or benefit, of such numbering）

(g) **（並無此編號之贈品、財務優惠或利益）**

(No gift, or any financial advantage or benefit, of such numbering）

(h) **（並無此編號之贈品、財務優惠或利益）**

(No gift, or any financial advantage or benefit, of such numbering）

(i) **先住後付優惠 Occupation before Completion Benefit**
（只適用於選擇第4(i)段中支付條款(G)之買家） (Only applicable to purchasers who select Terms of Payment (G) in paragraph 4(i))

買方可選擇獲取先住後付優惠（「**該優惠**」），如買方決定選擇獲取該優惠（買方須於簽署正式合約時決定是否選擇獲取該優惠），買方須於簽署正式合約時同時簽署在該物業買賣成交前租用該物業之租約（「**租約**」）（格式及內容由賣方訂明，買方不得要求任何修改），主要條款如下：

The Purchaser may opt for obtaining the Occupation before Completion Benefit (the "**Benefit**"). If the Purchaser decides to opt for obtaining the Benefit (the Purchaser must decide whether to opt for obtaining the Benefit when the Purchaser executes the Agreement), the Purchaser shall execute a Tenancy Agreement of the Property (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto) for the pre-completion occupation of the Property (the "**Tenancy Agreement**") simultaneously when the Purchaser executes the Agreement, the principal terms of which are as follows:

1. 租期由買方簽署臨時合約日期後第 91 天至成交日期為止，或如成交較早發生，至實際成交發生日期為止（「**租期**」）；
The term of tenancy shall commence from the 91st day after the date of signing of the PASP until the Completion Date, or if completion takes place earlier, until the date of which completion actually takes place (the "**Term**");

2. 租期之租金總金額為所購住宅物業之成交金額15%，當中相等於成交金額5%的部分租金須於買方簽署臨時合約日期後第 60 天當日或之前由買方全數繳付，其餘相等於成交金額10%的租金須於租期生效前全數繳付；
The total amount of rent for the Term shall be equal to 15% of the transaction price of the property purchased. Part of the rent equal to 5% of the transaction price of the property purchased shall be payable in full on or before the 60th day after the date of signing of the PASP, and the remaining part of the rent equal to 10% of the transaction price of the property purchased shall be payable in full before commencement of the Term;

3. 買方須於租期生效前全數繳付HK$60,000的租金按金；及
The Purchaser shall pay a rental deposit of HK$60,000 in full before commencement of the Term; and

4. 買方必須負責繳付租約之印花稅裁定費及印花稅（如有）、準備和簽署租約所需之所有律師費（包括賣方律師之費用）及於租期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等。
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Tenancy Agreement, all legal costs for the preparation and execution of the Tenancy Agreement (including the costs of the Vendor's solicitors) and the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. of the residential property during the Term.

5. 該優惠不能轉讓及轉移及只能由買方本人行使及享用。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止租約及/或取消或撤回該優惠。
The Benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith terminate the Tenancy Agreement and/or cancel or revoke the Benefit.

賣方確認，若買方已選擇獲取該優惠，如：(i) 住宅物業的每一期樓款及成交金額之餘款將依照正式合約訂定的日期付清（以賣方代表律師實際收到款項日期計算）；(ii) 住宅物業買賣將於正式合約訂定的日期或之前完成；(iii) 於住宅物業租期中租金均依照租約訂定的日期付清；及(iv) 臨時合約、正式合約及租約的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將相等於該住宅物業租期中已支付之租金總數直接用於支付部份成交金額餘額。
The Vendor confirms that if the Purchaser has opted for obtaining the Benefit, if: (i) each part payment and balance of the transaction price of the residential property shall be settled according to the respective dates stipulated in the ASP concerned (the date of settlement shall be the actual date on which payment is received by the Vendor's solicitors); (ii) the sale and purchase of the residential property shall be completed on or before to the date stipulated in the ASP concerned; (iii) the rent shall have been paid according to the respective dates stipulated in the Tenancy Agreement during the Term of the residential property; and (iv) the terms and conditions of the PASP, the ASP and the Tenancy Agreement shall have been complied with in all respects, the Vendor will, in respect of the relevant residential property purchased by that Purchaser, apply the total sum of the rent paid during the Term of the residential property towards settlement of part of the balance of transaction price upon completion of the sale and purchase of the residential property.

詳情以相關交易文件條款作準。
Subject to the terms and conditions of the relevant transaction documents.

(j) **提前付清樓價現金回贈 Early Settlement Cash Rebate**
（只適用於選擇第4(i)段中支付條款(G)之買家） (Only applicable to purchasers who select Terms of Payment (G) in paragraph 4(i))

如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方可根據以下列表送出提前付清樓價現金回贈(「提前付清樓價現金回贈」) 予買方:-
If the Purchaser shall settle the balance of the transaction price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Early Settlement Cash Rebate") to the Purchaser in the amount according to the table below:-

提前付清樓價現金回贈列表 Early Settlement Cash Rebate Table:

付清成交金額之餘款日期^ **Date of settlement of the balance of the transaction price^**	**提前付清樓價現金回贈金額** **Early Settlement Cash Rebate amount**
簽署臨時合約日期後120日內 Within 120 days after the date of signing of the PASP	成交金額 9% 9% of the transaction price
簽署臨時合約日期後121 日至180 日內 Within 121 days to 180 days after the date of signing of the PASP	成交金額 8% 8% of the transaction price
簽署臨時合約日期後181 日至240 日內 Within 181 days to 240 days after the date of signing of the PASP	成交金額 7% 7% of the transaction price
簽署臨時合約日期後241 日至360 日內 Within 241 days to 360 days after the date of signing of the PASP	成交金額 5.5% 5.5% of the transaction price

^ 以賣方代表律師實際收到款項日期計算。
The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

提前付清樓價現金回贈為買方個人專有，買方無權轉讓或轉移提前付清樓價現金回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止取消或撤回提前付清樓價現金回贈。
The Early Settlement Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Early Settlement Cash Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith cancel or revoke the Early Settlement Cash Rebate.

詳情以相關交易文件條款作準。
Subject to the terms and conditions of the relevant transaction documents.

(k) **（並無此編號之贈品、財務優惠或利益）**
(No gift, or any financial advantage or benefit, of such numbering）

(l) **啟德「置易買」限定優惠 Kai Tak "Easy Buy" Limited-Time Offer**

如買方於2026年3月31日（包括當日）或之前簽署臨時買賣合約購買任何本價單所列之一房單位的住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額6%之『啟德「置易買」限定優惠（「該回贈」）』。賣方會將該回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。如有任何爭議，賣方的決定須為最終及對買方具有約束力。該回贈之詳情以相關交易文件條款和條件作準。

If the Purchaser signs the PASP to purchase any 1-bedroom residential property listed in this price list on or before 31 March 2026, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a "Kai Tak 'Easy Buy' Limited-Time Offer" provided by the Vendor in an amount equivalent to 6% of the Transaction Price of the residential property purchased (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. In case of dispute, Vendor's decision shall be final and binding on the Purchaser. Details of the Rebate shall be subject to the terms and conditions of the relevant transaction documents.

(m) **（並無此編號之贈品、財務優惠或利益）**
(No gift, or any financial advantage or benefit, of such numbering）

(n) **（並無此編號之贈品、財務優惠或利益）**
(No gift, or any financial advantage or benefit, of such numbering）

(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

(a) 如買方選用賣方代表作為買方代表律師同時處理有關買賣的所有法律文件，賣方同意為買方支付正式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)。如買方選擇另聘代表律師作為買方代表律師處理其購買，買方及賣方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the ASP. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect ASP.

(b) 買方須支付有關臨時合約、正式合約及轉讓契的所有印花稅(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、任何根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、 買家印花稅和附加印花稅，及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the PASP, ASP and the assignment (including but without limitation any stamp duty on, if any, nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong), and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(v) 買方須爲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、登記及完成公契暨管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件核證副本之費用、所購住宅物業的正式合約及轉讓契之圖則費、為申請豁免買家印花稅及/或以較低稅率(第2標準)繳納從價印花稅而須作出的任何法定聲明的費用、所購住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購住宅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 incorporating Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to the ASP of the residential property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or charging ad valorem stamp duty at lower rates (Scale 2), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(5) 賣方已委任地產代理在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:

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

會德豐地產（香港）有限公司
Wheelock Properties (Hong Kong) Limited

Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:
會德豐地產（香港）有限公司委任的分代理:

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

仲量聯行有限公司
Jones Lang Lasalle Limited
第一太平戴維斯(香港)有限公司
Savills (Hong Kong) Limited
萊坊(香港)有限公司
Knight Frank Hong Kong Limited
世邦魏理仕有限公司
CBRE Limited
高力國際太平洋有限公司
Colliers International Pacific Limited
戴德梁行(香港)有限公司
Cushman & Wakefield (HK) 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
香港地產商會有限公司
Hong Kong Real Estate Agencies General Association Limited
領域佳士得國際地產
Landscope Christie's International Real Estate
美林物業代理有限公司
L&Lam Property Agency Limited

康城物業有限公司
Lohas Property Ltd
太陽物業代理有限公司
Sunrise Property Agency Limited
友和地產有限公司
United Properties Limited
泓諾地產
Mega Wealth Property Agency

請注意：任何人可委任任何地產代理在購買該期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址爲：https://www.grandemonaco.hk
The address of the website designated by the Vendor for the Phase is: https://www.grandemonaco.hk