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**	上然 Le Mont	**期數(如有)** **Phase No.(if any)**	第一期 Phase 1
發展項目位置 **Location of Development**	馬窩路19號 19 Ma Wo Road		
發展項目(或期數)中的住宅物業的總數 **The total number of residential properties in the development (or phase of the development)**			403

印製日期 Date of Printing	價單編號 Number of Price List
11/3/2025	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
15/3/2025	4A	
15/5/2025	4B	
27/6/2025	4C	
28/7/2025	4D	
1/8/2025	4E	
28/8/2025	4F	
26/9/2025	4G	
23/10/2025	4H	
19/11/2025	4I	
5/12/2025	4J	
16/12/2025	4K	
20/1/2026	4L	
21/1/2026	4M	
26/1/2026	4N	

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 2 第2座	15	A1	81.118 (873) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	13,580,000	167,410 (15,556)	--	--	--	--	--	--	--	--	--	--
	12	A1	81.118 (873) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	13,416,000	165,389 (15,368)	--	--	--	--	--	--	--	--	--	--
	11	A1	81.118 (873) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	13,252,000	163,367 (15,180)	--	--	--	--	--	--	--	--	--	--
	10	A1	81.118 (873) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	13,088,000	161,345 (14,992)	--	--	--	--	--	--	--	--	--	--
	9	A1	81.118 (873) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	12,923,000	159,311 (14,803)	--	--	--	--	--	--	--	--	--	--
	8	A1	81.118 (873) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	12,760,000	157,302 (14,616)	--	--	--	--	--	--	--	--	--	--
	18	B1	66.259 (713) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	11,413,000	172,248 (16,007)	--	--	--	--	--	--	--	--	--	--
	17	B1	66.259 (713) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	11,208,000	169,154 (15,719)	--	--	--	--	--	--	--	--	--	--
	16	B1	66.259 (713) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	11,063,000	166,966 (15,516)	--	--	--	--	--	--	--	--	--	--
	15	B1	66.259 (713) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	10,915,000	164,732 (15,309)	--	--	--	--	--	--	--	--	--	--
	12	B1	66.259 (713) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.536 (17)	10,771,000	162,559 (15,107)	--	--	--	--	--	--	--	--	--	--
	18	B2	44.144 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	7,240,000	164,009 (15,242)	--	--	--	--	--	--	--	--	--	--
	17	B2	44.144 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	7,135,000	161,630 (15,021)	--	--	--	--	--	--	--	--	--	--
	16	B2	44.144 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	7,063,000	159,999 (14,869)	--	--	--	--	--	--	--	--	--	--
	15	B2	44.144 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	6,991,000	158,368 (14,718)	--	--	--	--	--	--	--	--	--	--

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 2 第2座	12	B2	44.144 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	6,919,000	156,737 (14,566)	--	--	--	--	--	--	--	--	--	--
	11	B2	44.144 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	6,846,000	155,083 (14,413)	--	--	--	--	--	--	--	--	--	--
	18	B3	43.658 (470) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	7,033,000	161,093 (14,964)	--	--	--	--	--	--	--	--	--	--
	17	B3	44.108 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	6,928,000	157,069 (14,585)	--	--	--	--	--	--	--	--	--	--
	16	B3	44.108 (475) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	6,855,000	155,414 (14,432)	--	--	--	--	--	--	--	--	--	--
	12	C2	21.891 (236) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 0.000 (0)	3,453,000	157,736 (14,631)	--	--	--	--	--	--	--	--	--	--
	11	C2	21.891 (236) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 0.000 (0)	3,382,000	154,493 (14,331)	--	--	--	--	--	--	--	--	--	--
	10	C2	21.891 (236) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 0.000 (0)	3,310,000	151,204 (14,025)	--	--	--	--	--	--	--	--	--	--
	9	C2	21.891 (236) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 0.000 (0)	3,275,000	149,605 (13,877)	--	--	--	--	--	--	--	--	--	--
	8	C2	21.891 (236) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 0.000 (0)	3,239,000	147,960 (13,725)	--	--	--	--	--	--	--	--	--	--
	7	C2	21.891 (236) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 0.000 (0)	3,179,000	145,219 (13,470)	--	--	--	--	--	--	--	--	--	--
	6	C2	21.891 (236) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 0.000 (0)	3,144,000	143,621 (13,322)	--	--	--	--	--	--	--	--	--	--
	1	C2	19.856 (214) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	3,423,000	172,391 (15,995)	--	--	--	9.728 (105)	--	--	--	--	--	--
	7	C6	27.935 (301) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.660 (18)	4,228,000	151,351 (14,047)	--	--	--	--	--	--	--	--	--	--
	6	C6	27.935 (301) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.660 (18)	4,200,000	150,349 (13,953)	--	--	--	--	--	--	--	--	--	--
	5	C6	27.935 (301) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.660 (18)	4,171,000	149,311 (13,857)	--	--	--	--	--	--	--	--	--	--

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 2 第2座	3	C6	27.935 (301) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.660 (18)	4,142,000	148,273 (13,761)	--	--	--	--	--	--	--	--	--	--
	2	C6	27.935 (301) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.660 (18)	4,052,000	145,051 (13,462)	--	--	--	--	--	--	--	--	--	--
	1	C6	24.239 (261) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	4,369,000	180,247 (16,739)	--	--	--	16.971 (183)	--	--	--	--	--	--
	19	C7	29.061 (313) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.660 (18)	5,071,000	174,495 (16,201)	--	--	--	--	--	--	24.849 (267)	--	--	--
	1	C7	24.239 (261) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	4,336,000	178,885 (16,613)	--	--	--	16.443 (177)	--	--	--	--	--	--
	18	C8	40.627 (437) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	6,122,000	150,688 (14,009)	--	--	--	--	--	--	--	--	--	--
	17	C8	40.627 (437) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.500 (16)	6,051,000	148,940 (13,847)	--	--	--	--	--	--	--	--	--	--
	1	C8	32.948 (355) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	5,820,000	176,642 (16,394)	--	--	--	22.967 (247)	--	--	--	--	--	--
	1	C9	39.889 (429) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	6,067,000	152,097 (14,142)	--	--	--	22.111 (238)	--	--	--	--	--	--
	19	D5	28.184 (303) 露台 Balcony : 2.036 (22) 工作平台 Utility Platform : 1.671 (18)	5,096,000	180,812 (16,818)	--	--	--	--	--	--	26.744 (288)	--	--	--

第三部份：其他資料 Part 3 : Other Information

(1) 準買家應參閱發展項目期數（「期數」）的售樓說明書，以了解期數的資料。
Prospective purchaser(s) are advised to refer to the sales brochure for the Phase of the Development (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，就有關指明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 specified 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，就有關指明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 specified 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)(i) 註：在本第(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（下稱「臨時合約」）中訂明的住宅物業的實際金額。因應相關折扣（如有）按售價計算得出之價目，皆以進位到最接近千位數作為成交金額。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃。
Note: In this 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 "PASP"). The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.
買方於簽署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，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支票支付，本票及支票抬頭請寫「國浩律師（香港）事務所」。
Upon signing of the PASP, the purchaser(s) 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 cheque(s). The cashier order(s) and cheque(s) should be made payable to "Grandall Zimmern Law Firm".

付款計劃:

Payment Plan:

(A) 100 天即供優惠付款計劃 100-day Cash Payment Plan （照售價減 5%） (5% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
PASP.

2. 買方須於簽署臨時合約後 45 天內再付成交金額 5%作為加付訂金。
5% of the Transaction Price being further deposit shall be paid within 45 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 100 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 100 days after signing of the PASP.

(B) 100 天一按付款計劃 100-day First Mortgage Loan Payment Plan （照售價減 3%） (3% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 45 天內再付成交金額 5%作為加付訂金。
5% of the Transaction Price being further deposit shall be paid within 45 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 100 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 100 days after signing of the PASP.

(C) 建築期付款計劃 Stage Payment Plan（照售價減 3%） (3% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
   The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 45 天內再付成交金額 5%作為加付訂金。
   5% of the Transaction Price being further deposit shall be paid within 45 days by the purchaser(s) after signing of the PASP.

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).

(D) 建築期二按付款計劃 Stage Second Mortgage Loan Payment Plan（照售價） (the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
   The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 45 天內再付成交金額 5%作為加付訂金。
   5% of the Transaction Price being further deposit shall be paid within 45 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 100 天內再付成交金額 5%作為部分成交金額。
   5% of the Transaction Price being part payment of the Transaction Price shall be paid within 100 days by the purchaser(s) after signing of the PASP.

4. 買方須於簽署臨時合約後 180 天內再付成交金額 5%作為部分成交金額。
   5% of the Transaction Price being part payment of the Transaction Price shall be paid within 180 days by the purchaser(s) after signing of the PASP.

5. 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 80%作為成交金額餘款。
   80% 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).

(E) 輕鬆建築期一按付款計劃 Easy Stage First Mortgage Loan Payment Plan（照售價加 2%） (plus 2% from the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
   The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 45 天內再付成交金額 5%作為加付訂金。
   5% of the Transaction Price being further deposit shall be paid within 45 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 100 天內再付成交金額 5%作為部分成交金額。
   5% of the Transaction Price being part payment of the Transaction Price shall be paid within 100 days by the purchaser(s) after signing of the PASP.

4. 買方須於簽署臨時合約後 180 天內再付成交金額 5%作為部分成交金額。
   5% of the Transaction Price being part payment of the Transaction Price shall be paid within 180 days by the purchaser(s) after signing of the PASP.

5. 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 80%作為成交金額餘款。
   80% 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).

(F) 1「家」1 付款計劃 1 "Plus" 1 Payment Plan (applicable to only a "Related Flat" mentioned below and subject to the conditions mentioned below) （只適用於下述關連單位以及受制於下述條件）

如買方簽署臨時合約購買任何一個列於下表 1 的指明住宅物業（於本(F)段內稱為「首單位」），而一「關連買方」同時於一臨時合約下購買任何一個列於下表 2 的指明住宅物業 （於本(F)段內稱為「關連單位」），而首單位的支付條款下的成交金額餘款的付款到期日不遲於關連單位的支付條款下的成交金額餘款的付款到期日，以及首單位及關連單位下的各買方均完全遵守臨時合約及正式合約的條款及條件，當首單位的每一期成交金額已依照其正式合約訂定的日期付清#，則關連單位的買方可以將其原來的付款計劃更改成此付款計劃，其支付條款及折扣如下：

Where a purchaser signs the PASP to purchase any one of the specified residential properties in Table 1 below (the "First Flat" in this paragraph (F)) and a Related Purchaser purchases and one of the specified residential properties in Table 2 below (the "Related Flat" in this paragraph (F)) at the same time under a PASP and the payment due date of the balance of Transaction Price under the terms of payment of the First Flat is not later than the payment due date of the balance of Transaction Price under the terms of the Related Flat and the PASPs and ASPs of the First Flat and the Related Flat have been complied with in full by each purchaser thereunder, upon each part of the Transaction Price of the First Flat having been settled according to the respective dates stipulated in the ASP of the First Flat#, the purchaser of the Related Flat may change his/her/its original payment plan to this Payment Plan, the terms of payment and discount(s) of which are as follows:

1. 支付條款與關連單位原來的支付條款一樣；
   the terms of payment are the same as the original terms of payment of the Related Flat;
2. 折扣與關連單位原來的支付條款下的一樣；及
   the same discount under the original terms of payment of the Related Flat; and
3. 下表 2 所列關連單位的適用額外折扣。
   an applicable extra discount as set out in Table 2 below in respect of the Related Flat.

為免存疑，就任何 1 個首單位只可配 1 個關連單位，而就任何 1 個關連單位只可配 1 個首單位。當一指明住宅物業已作為本付款計劃的首單位，該指明住宅物業不可再作為發展項目任何期數任何價單內的 1「家」1 付款計劃或新 1「家」1 付款計劃目的之「首單位」。當一指明住宅物業已作為本付款計劃的關連單位，該指明住宅物業不可再作為發展項目任何期數任何價單內的 1「家」1 付款計劃或新 1「家」1 付款計劃目的之「關連單位」。
For the avoidance of doubt, there may only be one Related Flat in respect of any one First Flat, and there may only be one First Flat in respect of any one Related Flat. Where a specified residential property has been used as a First Flat for this Payment Plan, it cannot also be a "First Flat" for the purpose of any 1 "Plus" 1 Payment Plan or New 1 "Plus" 1 Payment Plan of any price list of any phase of the Development. Where a specified residential property has been used as a Related Flat for this Payment Plan, it cannot also be a "Related Flat" for the purpose of any 1 "Plus" 1 Payment Plan or New 1 "Plus" 1 Payment Plan of any price list of any phase of the Development.

於本(F)段內「關連買方」指由首單位買方指定為其關連買方的買方，首單位的買方及關連單位的買方須按賣方要求簽署書面確認。關連買方可以與首單位的買方為同一人。
"Related Purchaser" in this paragraph (F) means such purchaser specified by the purchaser of the First Flat as his/her/its related purchaser in writing in such confirmation form signed by the purchaser of the First Flat and the purchaser of the Related Flat as the vendor may require. The Related Purchaser may be the same purchaser of the First Flat.

如關連單位的支付條款下的成交金額餘款的付款到期日與首單位的支付條款下的成交金額餘款的付款到期日一樣，而關連單位買方將其原來的付款計劃更改成此付款計劃但買方未能於當日支付關連單位的成交金額餘款，賣方保留酌情權不向該關連單位買方收取相關欠款最多兩個月內的逾期利息。
If the payment due date of the balance of Transaction Price under the terms of payment of the Related Flat is the same as the payment due date of the balance of Transaction Price under the terms of payment of the First Flat, where the purchaser of the Related Flat changes his/her/its original payment plan to this Payment Plan but is not able to pay the balance of Transaction Price on that day, the Vendor reserves the right, at its discretion, not to charge that purchaser of the Related Flat the overdue interest for a period of no more than two months on the relevant outstanding amount.

當一買方就一個住客車位選擇獲得 1「家」1 車位優惠，其於 1「家」1 車位優惠下相關的「首單位」將不可作為本付款計劃下的首單位。
Where one Purchaser chooses to obtain the 1 + 1 Car Park Benefit for a Residential Car Parking Space, the relevant "First Flat" under the 1 + 1 Car Park Benefit cannot be the First Flat under this payment term.

如有任何爭議，賣方擁有最終決定權。
In case of dispute, the decision of the Vendor is final.

#以賣方代表律師實際收到款項日期計算
subject to the actual date of payment(s) received by Vendor's solicitors

Table 表 1

A 部分 Part A

Tower 座	Floor 樓	Unit 單位
2	2-15	A1

B 部分 Part B

Tower 座	Floor 樓	Unit 單位
2	2-18	B1
2	1-18	D1
6	1-12	A8
7	2-12	A1
7	2-12	A10
7	2-12	B1
5	1-12	D1
1	1-10	B1
3	2-11	A1
3	2-11	A2
3	1-11	C1
5	2-12	C1

Table 表 2

Tower 座	Floor 樓	Unit 單位	Applicable extra discount 適用額外折扣 (HK 港幣$)	
			若首單位列於表 1 的 A 部分內 Where the First Unit is in Part A of Table 1	若首單位列於表 1 的 B 部分內 Where the First Unit is in Part B of Table 1
2	1-7	B7	$500,000	$500,000
2	1-12	C2		

2	1-12	C3		
6	1-2	C6	$500,000	$500,000
6	3-15	C7		
5	2-12	B6		
5	15	C7		
5	2-12	C8		

不設 4 樓、13 樓及 14 樓。
4/F, 13/F and 14/F are omitted.

(remark: some of the specified residential properties in any table above are included in this price list or may be included in any other price list of the Phase or any other phase of the Development issued or to be issued.)
（註：上文任何表內部分指明住宅物業包含於本價單內或可能包含於期數或發展項目任何其他期數已發出或將發出的任何其他價單內。）

(G) 新 1「家」1 付款計劃 New 1 "Plus" 1 Payment Plan (applicable to only a "Related Flat" mentioned below and subject to the conditions mentioned below)（只適用於下述關連單位以及受制於下述條件）

如買方簽署臨時合約購買任何一個列於下表 1 的指明住宅物業（於本(G)段內稱為「首單位」），而一「關連買方」同時於一臨時合約下購買任何一個列於下表 2 的指明住宅物業 （於本(G)段內稱為「關連單位」），而首單位的支付條款下的成交金額餘款的付款到期日不遲於關連單位的支付條款下的成交金額餘款的付款到期日，以及首單位及關連單位下的各買方均完全遵守臨時合約及正式合約的條款及條件，當首單位的每一期成交金額已依照其正式合約訂定的日期付清#，則關連單位的買方可以將其原來的付款計劃更改成此付款計劃，其支付條款及折扣如下：
Where a purchaser signs the PASP to purchase any one of the specified residential properties in Table 1 below (the "First Flat" in this paragraph (G)) and a Related Purchaser purchases and one of the specified residential properties in Table 2 below (the "Related Flat" in this paragraph (G)) at the same time under a PASP and the payment due date of the balance of Transaction Price under the terms of payment of the First Flat is not later than the payment due date of the balance of Transaction Price under the terms of the Related Flat and the PASPs and ASPs of the First Flat and the Related Flat have been complied with in full by each purchaser thereunder, upon each part of the Transaction Price of the First Flat having been settled according to the respective dates stipulated in the ASP of the First Flat#, the purchaser of the Related Flat may change his/her/its original payment plan to this Payment Plan, the terms of payment and discount(s) of which are as follows:

1. 支付條款與關連單位原來的支付條款一樣；
   the terms of payment are the same as the original terms of payment of the Related Flat;
2. 折扣與關連單位原來的支付條款下的一樣；及
   the same discount under the original terms of payment of the Related Flat; and
3. 下表 2 所列關連單位的適用額外折扣。
   an applicable extra discount as set out in Table 2 below in respect of the Related Flat.

為免存疑，就任何 1 個首單位只可配 1 個關連單位，而就任何 1 個關連單位只可配 1 個首單位。當一指明住宅物業已作為本付款計劃的首單位，該指明住宅物業不可再作為發展項目任何期數任何價單內的 1「家」1 付款計劃或新 1「家」1 付款計劃目的之「首單位」。當一指明住宅物業已作為本付款計劃的關連單位，該指明住宅物業不可再作為發展項目任何期數任何價單內的 1「家」1 付款計劃或新 1「家」1 付款計劃目的之「關連單位」。
For the avoidance of doubt, there may only be one Related Flat in respect of any one First Flat, and there may only be one First Flat in respect of any one Related Flat. Where a specified residential property has been used as a First Flat for this Payment Plan, it cannot also be a "First Flat" for the purpose of any 1 "Plus" 1 Payment Plan or New 1 "Plus" 1 Payment Plan of any price list of any phase of the Development. Where a specified residential property has been used as a Related Flat for this Payment Plan, it cannot also be a "Related Flat" for the purpose of any 1 "Plus" 1 Payment Plan or New 1 "Plus" 1 Payment Plan of any price list of any phase of the Development.

於本(G)段內「關連買方」指由首單位買方指定為其關連買方的買方，首單位的買方及關連單位的買方須按賣方要求簽署書面確認。關連買方可以與首單位的買方為同一人。
"Related Purchaser" in this paragraph (G) means such purchaser specified by the purchaser of the First Flat as his/her/its related purchaser in writing in such confirmation form signed by the purchaser of the First Flat and the purchaser of the Related Flat as the vendor may require. The Related Purchaser may be the same purchaser of the First Flat.

如關連單位的支付條款下的成交金額餘款的付款到期日與首單位的支付條款下的成交金額餘款的付款到期日一樣，而關連單位買方將其原來的付款計劃更改成此付款計劃但買方未能於當日支付關連單位的成交金額餘款，賣方保留酌情權不向該關連單位買方收取相關欠款最多兩個月內的逾期利息。
If the payment due date of the balance of Transaction Price under the terms of payment of the Related Flat is the same as the payment due date of the balance of Transaction Price under the terms of payment of the First Flat, where the purchaser of the Related Flat changes his/her/its original payment plan to this Payment Plan but is not able to pay the balance of Transaction Price on that day, the Vendor reserves the right, at its discretion, not to charge that purchaser of the Related Flat the overdue interest for a period of no more than two months on the relevant outstanding amount.

當一買方就一個住客車位選擇獲得 1「家」1 車位優惠，其於 1「家」1 車位優惠下相關的「首單位」將不可作為本付款計劃下的首單位。
Where one Purchaser chooses to obtain the 1 + 1 Car Park Benefit for a Residential Car Parking Space, the relevant "First Flat" under the 1 + 1 Car Park Benefit cannot be the First Flat under this payment term.

如有任何爭議，賣方擁有最終決定權。
In case of dispute, the decision of the Vendor is final.

#以賣方代表律師實際收到款項日期計算
subject to the actual date of payment(s) received by Vendor's solicitors

Table 表 1

A 部分 Part A

Tower 座	Floor 樓	Unit 單位
2	2-15	A1

B 部分 Part B

Tower 座	Floor 樓	Unit 單位
2	2-18	B1
2	1-18	D1
6	1-12	A8
7	2-12	A1
7	2-12	A10
7	2-12	B1
5	1-12	D1
1	1-10	B1
3	2-11	A1
3	2-11	A2
3	1-11	C1
5	2-12	C1

Table 表 2

Tower 座	Floor 樓	Unit 單位	Applicable extra discount 適用額外折扣 (HK 港幣$)	
			若首單位列於表 1 的 A 部分內 Where the First Unit is in Part A of Table 1	若首單位列於表 1 的 B 部分內 Where the First Unit is in Part B of Table 1
2	19	B5	$500,000	$500,000
2	10-19	B6		
2	8-18	B7		
2	17-19	C2		
2	15-19	C3		
2	1-19	C5		
2	8-12	C6		
6	2-7	A1		
6	1-15	A2		
7	2-15	A6		
7	2-12	A7		
7	2-12	A8		
7	2-12	A9		
5	2-12	D9		
3	1-12	B7		
3	1-12	B8		
3	1-11	C3		
3	1-11	C7		
5	2-15	D2		
5	2-12	D3		
7	2-12	A3		
5	2-12	B5		
1	2-18	A2		
1	2-18	A3		
1	2-18	B5		
5	2-12	B2		
5	2-12	B3		
5	11	D11		

不設 4 樓、13 樓及 14 樓。
4/F, 13/F and 14/F are omitted.

(remark: some of the specified residential properties in any table above are included in this price list or may be included in any other price list of the Phase or any other phase of the Development issued or to be issued.)
（註：上文任何表內部分指明住宅物業包含於本價單內或可能包含於期數或發展項目任何其他期數已發出或將發出的任何其他價單內。）

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

(a) 請參閱上述第(4)(i)段。
Please refer to paragraph (4)(i) above.

(b) 「香港萬客會」會員折扣 Privilege for "Vanke Club Hong Kong" Member

在簽署臨時合約當日，買方如屬「香港萬客會」會員，可獲額外 1%售價折扣優惠。每位個人買方（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「香港萬客會」會員，方可享此折扣優惠。

An extra 1% discount on the Price would be offered to the purchaser(s) who is a "Vanke Club Hong Kong" member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is an individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a corporation) should be a "Vanke Club Hong Kong" member on the date of signing of the PASP in order to enjoy the discount offer.

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

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

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

(4)(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) 請參閱上述第(4)(i) 及 (4)(ii)段。

Please refer to paragraph (4)(i) and (4)(ii) above.

第一按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(B)之買方，該買方包括已更改成第(4)(i)段中付款計劃(F)或(G)且支付條款與第(4)(i)段中付款計劃(B)相同的買方)

(b) First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (B) in paragraph (4)(i), which said purchaser(s) shall include those who have changed to Payment Plan (F) or (G) in paragraph (4)(i) with the same terms of payment as in Payment Plan (B) in paragraph (4)(i))

(1) 買方可向賣方指定的一按財務機構 (「指定財務機構」)申請一按貸款(「第一按揭貸款」)。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for first mortgage loan ("first mortgage loan") from the Vendor's designated first mortgage financing company ("designated financing company"). The Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

(2) 第一按揭貸款最高金額為成交金額的 90%。

The maximum amount of first mortgage loan shall be 90% of the Transaction Price.

(3) 第一按揭貸款年期最長可達 25 年。

The maximum tenor of the first mortgage loan is up to 25 years.

(4) 第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減 2% p.a.計算。P 隨利率浮動調整，於本價單日期 P 為 5.25% p.a.。利率以指定財務機構最終審批結果決定。利率是指年利率。

The interest rate of the first mortgage loan shall be calculated at 2% p.a. below the Hong Kong Dollar prime rate quoted by the designated financing company from time to time ("P"). P is subject to fluctuation. P as at the date of this price list is 5.25% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.

(5) 第一按揭貸款以該住宅物業之第一衡平法按揭及第一法定按揭作抵押。

The first mortgage loan shall be secured by a first equitable mortgage and first legal mortgage over the residential property.

(6) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息証明，親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。

The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.

(7) 買方及擔保人(如有)須按指定財務機構要求提供足夠文件證明其還款能力。

The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.

(8) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關第一按揭貸款之一切律師費用、指定財務機構的行政費及其他開支。

All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs, administration fee of the designated financing company and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

(9) 買方於決定申請第一按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。

The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.

(10) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。

The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.

(11) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。

The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(c) 建築期第二按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(D)之買方，該買方包括已更改成第(4)(i)段中付款計劃(F)或(G)且支付條款與第(4)(i)段中付款計劃(D)相同的買方)

Stage Second Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (D) in paragraph (4)(i), which said purchaser(s) shall include those who have changed to Payment Plan (F) or (G) in paragraph (4)(i) with the same terms of payment as in Payment Plan (D) in paragraph (4)(i))

(1) 買方可向賣方指定的二按財務機構 (「指定財務機構」)申請第二按揭貸款(「第二按揭貸款」)。指定財務機構有權隨時停止提供第二按揭貸款而無須另行通知。第二按揭貸款主要條款及條件如下。

Purchaser(s) can apply for second mortgage loan ("second mortgage loan") from the designated second mortgage financing company ("designated financing company"). The designated financing company may stop providing the second mortgage loan at any time without further notice. The key terms and conditions of the second mortgage loan are as follows.

(2) 第二按揭貸款最高金額為成交金額的 25%，但第一按揭(由第一按揭銀行提供)及第二按揭的總貸款額不能超過成交金額的 85%，或應繳付之成交金額餘額，以較低者為準。

The maximum amount of second mortgage loan shall be 25% of the Transaction Price, but the total amount of first mortgage loan (to be provided by first mortgagee bank) and second mortgage loan offered shall not exceed 85% of the Transaction Price, or the balance of Transaction Price payable, whichever is lower.

(3) 第二按揭年期最長可達 25 年或等同或不超過第一按揭貸款年期，以較短者為準。

The maximum tenor of the second mortgage loan is up to 25 years or same as or not exceeding the tenor of the first mortgage loan, whichever is shorter.

(4) 第二按揭貸款的利率自支取日起計的首 12 個月以中國銀行（香港）有限公司不時報價之港元最優惠利率("P")減 1.75% p.a.計算。其後 12 個月第二按揭貸款的利率以 P 減 1% p.a.計算。其後第二按揭貸款的利率以 P 計算。P 隨利率浮動調整。利率以指定財務機構的最終審批結果決定。利率是指年利率。

The interest rate of the second mortgage loan for the first 12 months from the drawdown date of the second mortgage loan shall be calculated at 1.75% p.a. below the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time ("P"). Thereafter the interest rate of the second mortgage loan for the next 12 months shall be calculated at 1% p.a. below P. Thereafter the interest rate of the second mortgage loan shall be calculated at P. P is subject to fluctuation. The interest rate will be subject to approval and decision by the designated financing company. Interest rate means interest rate per annum.

(5) 買方及擔保人(如有)須按第一按揭銀行及指定財務機構要求提供足夠文件證明其還款能力。

The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the first mortgagee bank and the designated financing company.

(6) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到第一按揭銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the purchaser(s) shall obtain prior consent from the first mortgagee bank to apply for the second mortgage loan.

(7) 所有有關第二按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關第二按揭貸款之一切律師費用及其他開支。

All legal document in relation to the second mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the second mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

(8) 第一按揭貸款及第二按揭貸款須獨立審批，買方及擔保人(如有)須於第二按揭貸款的預計貸款支取日的四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息証明，親身前往指定財務機構辦理第二按揭貸款申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前指定財務機構指定的代表律師樓簽署有關法律文件。

The application of first mortgage loan and second mortgage loan will be approved independently. The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of second mortgage loan in no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors' firm specified by the designated financing company.

(9) 買方於決定申請第二按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第二按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。

The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the second mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the second mortgage loan.

(10) 第二按揭貸款受指定財務機構不時所訂之其他條款及條件約束。

The second mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.

(11) 有關第一按揭貸款及第二按揭貸款之批核與否及按揭條款及條件以第一按揭銀行及指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。

The terms and conditions and the approval of applications for the first mortgage loan and the second mortgage loan are subject to the final decision of the first mortgagee bank and the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

建築期第一按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(E)之買方，該買方包括已更改成第(4)(i)段中付款計劃(F)或(G)且支付條款與第(4)(i)段中付款計劃(E)相同的買方)

(d) Stage First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (E) in paragraph (4)(i), which said purchaser(s) shall include those who have changed to Payment Plan (F) or (G) in paragraph (4)(i) with the same terms of payment as in Payment Plan (E) in paragraph (4)(i))

(1) 買方可向賣方指定的一按財務機構(「指定財務機構」)申請一按貸款(「第一按揭貸款」)。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for first mortgage loan ("first mortgage loan") from the Vendor's designated first mortgage financing company ("designated financing company"). The Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

(2) 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 80% of the Transaction Price.

(3) 第一按揭貸款年期最長可達 30 年。

The maximum tenor of the first mortgage loan is up to 30 years.

(4) 第一按揭貸款的利率自支取日起計的首 24 個月以中國銀行（香港）有限公司不時報價之港元最優惠利率("P")減 1 % p.a.計算。其後 24 個月第一按揭貸款的利率以 P 計算。其後第一按揭貸款的利率以 P 加 2% p.a. 計算。P 隨利率浮動調整。利率以指定財務機構的最終審批結果決定。利率是指年利率。

The interest rate of the first mortgage loan for the first 24 months from the drawdown date of the second mortgage loan shall be calculated at 1% p.a. below the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time ("P"). Thereafter the interest rate of the first mortgage loan for the next 24 months shall be calculated at P. Thereafter the interest rate of the first mortgage loan shall be calculated at 2% p.a. above P. P is subject to fluctuation. The interest rate will be subject to approval and decision by the designated financing company. Interest rate means interest rate per annum.

(5) 第一按揭貸款以該住宅物業之第一衡平法按揭及第一法定按揭作抵押。

The first mortgage loan shall be secured by a first equitable mortgage and first legal mortgage over the residential property.

(6) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息証明，親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。

The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.

(7) 買方及擔保人(如有)須按指定財務機構要求提供足夠文件證明其還款能力。

The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.

(8) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。

All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

(9) 買方於決定申請第一按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。

The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.

(10) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。

The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.

(11) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。

The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(e) 1「家」1 車位優惠 1 + 1 Car Park Benefit

簽署臨時合約購買任何一個列於下表 1 的指明住宅物業之買方（於本(e)段內稱為「首單位」），如該買方 (i) 同時簽署臨時合約（不論是否於同一份臨時合約下）購買任何一個於發展項目的住客車位；(ii) 首單位及該住客車位的支付條款下的成交金額餘款的付款到期日為一樣；(iii) 完全遵守所有上述臨時合約及其正式合約的條款及條件；及 (iv) 首單位的每一期成交金額已依照相關正式合約訂定的日期付清#；則該住客車位可以將其原來的付款計劃更改成以下的付款計劃，其支付條款及折扣如下：

A Purchaser who signs the PASP to purchase any one of the specified residential properties in Table 1 below (the "First Flat" in this paragraph (e)), where that Purchaser (i) signs a PASP (regardless of whether they are included in the same PASP) to purchase any one Residential Car Parking Spaces of the Development simultaneously; (ii) the payment due date of the balance of Transaction Price under the terms of payment of the First Flat is the same as the payment due date of the balance of Transaction Price under the terms of payment of the said Residential Car Parking Space; (iii) all the terms and conditions of the PASP as aforementioned and its ASP have been complied with in full; and (iv) each part of the Transaction Price of the First Flat having been settled according to the respective dates stipulated in the relevant ASP#, the purchaser of the said Residential Car Parking Space may change his/her/its original payment plan to the following payment plan, the terms of payment and discount(s) of which are as follows:

1. 支付條款與該住客車位原來的支付條款一樣；
   the terms of payment are the same as the original terms of payment of the said Residential Car Parking Space;
2. 折扣與該住客車位原來的支付條款下的一樣；及
   the same discount under the original terms of payment of the said Residential Car Parking Space; and
3. 該住客車位可獲 HK$500,000 的折扣優惠。
   a discount of HK$500,000 will be offered to the said Residential Car Parking Space.

註 Note:

1. 賣方並不保證於任何時間均有住客車位以供選購。
   The Vendor gives no warranty that there will be Residential Car Parking Spaces available for purchase at any time.
2. 為免存疑，就任何 1 個首單位只可就 1 個住客車位獲本優惠。
   For the avoidance of doubt, for any one First Flat, only one Residential Car Parking Space is entitled to this benefit.
3. 首單位不可作為發展項目任何期數任何價單下的 1「家」1 付款計劃或新 1「家」1 付款計劃的「首單位」。
   First Flat cannot be a "First Flat" under the 1 "Plus" 1 Payment Plan or New 1 "Plus" 1 Payment Plan under any price list of any phase of the Development.
4. 買方在簽署臨時買賣合約時，必須決定及確認是否選擇本優惠。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。
   The Purchaser must decide and confirm whether to choose this benefit upon signing of the PASP. The choice, once confirmed, shall not be amended or changed after signing of the PASP.
5. 如有任何爭議，賣方擁有最終決定權。
   In case of dispute, the decision of the Vendor is final.

#以賣方代表律師實際收到款項日期計算
subject to the actual date of payment(s) received by Vendor's solicitors

Table 表 1

Tower 座	Floor 樓	Unit 單位
2	2-15	A1
2	2-18	B1
2	1-18	D1
6	1-12	A8
7	2-12	A1
7	2-12	A10
7	2-12	B1
5	1-12	D1
1	1-10	B1
3	2-11	A1
3	2-11	A2
3	1-11	C1
5	2-12	C1

(5) **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) 如買方選用賣方代表律師處理正式合約、按揭及轉讓契，賣方同意支付正式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處理正式合約、按揭及／或轉讓契，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(s) appoints the Vendor's solicitors to handle the ASP, mortgage and assignment, the Vendor agrees to bear the legal cost of the ASP and the assignment. If the purchaser(s) chooses to instruct his own solicitors to handle the ASP, mortgage and/or assignment, each of the Vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何額外印花稅、買家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, the ASP and the assignment (including but without limitation any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser(s).

買方須爲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 a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase

擬備、登記及完成公契及管理協議及副公契（如有）（統稱「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件核證副本之費用、所購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／或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購物業的按揭（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(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 and Sub-deed of Mutual Covenant (if any) (collectively, the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the ASP and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(6) 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:
Agents appointed by the Vendor:

萬科香港物業代理有限公司 Vanke Hong Kong Estate Agency Company 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

晉誠地產代理有限公司 Earnest Property Agency Limited

香港(國際)地產商會有限公司及旗下特許經營商 Hong Kong (International) Realty Association Limited and Franchisees

香港地產代理商總會及旗下特許經營商 Hong Kong Real Estate Agencies General Association and Franchisees

領福地產有限公司 Vality Realty Limited

搜房(香港)集團有限公司 Soufun (Hong Kong) Group Limited

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.

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