

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	15 Western Street	期數(如有) Phase No.(if any)	-
發展項目位置 Location of Development	香港西營盤西邊街15號 15 Western Street, Sai Ying Pun, Hong Kong		
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)			105

印製日期 Date of Printing	價單編號 Number of Price List
4/5/2021	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
13/7/2021	4A	
11/10/2021	4B	
15/11/2021	4C	
19/11/2021	4D	✓
13/1/2022	4E	✓
4/2/2022	4F	
9/2/2022	4G	
10/5/2022	4H	
10/2/2023	4I	
23/2/2023	4J	
23/3/2023	4K	
31/3/2023	4L	
22/5/2023	4M	
4/10/2023	4N	
7/11/2023	4O	
31/3/2026	4P	

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, 每平方米) 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
	30	A	57.596 (620) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	24,587,000	426,887 (39,656)	--	--	--	--	--	--	--	--	--	--
	15	A	28.566 (307) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,275,000	394,700 (36,726)	--	--	--	--	--	--	--	--	--	--
	12	A	28.566 (307) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,219,000	392,740 (36,544)	--	--	--	--	--	--	--	--	--	--
	11	A	28.566 (307) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,163,000	390,779 (36,362)	--	--	--	--	--	--	--	--	--	--
	30	B	49.224 (530) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~20,483,000~~ 20,774,000	~~416,118~~ 422,030 (39,196)	--	--	--	--	--	--	--	--	--	--
	26	B	31.632 (340) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~13,128,000~~ 13,272,000	~~415,023~~ 419,575 (39,035)	--	--	--	--	--	--	--	--	--	--
	25	B	31.632 (340) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,063,000	412,968 (38,421)	--	--	--	--	--	--	--	--	--	--
	23	B	31.632 (340) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,682,000	400,923 (37,300)	--	--	--	--	--	--	--	--	--	--
	22	B	31.632 (340) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,495,000	395,011 (36,750)	--	--	--	--	--	--	--	--	--	--
	26	E	31.957 (344) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~13,128,000~~ 13,308,000	~~410,802~~ 416,435 (38,686)	--	--	--	--	--	--	--	--	--	--
	25	E	31.957 (344) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,063,000	408,768 (37,974)	--	--	--	--	--	--	--	--	--	--
	23	E	31.957 (344) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,682,000	396,846 (36,866)	--	--	--	--	--	--	--	--	--	--

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
	22	E	31.957 (344) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,495,000	390,994 (36,323)	--	--	--	--	--	--	--	--	

第三部份：其他資料

Part 3 : Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchaser(s) 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「貝克，麥堅時律師事務所」。
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 "Baker & McKenzie".

付款計劃:

Payment Plan:

(A) 120 天即供優惠付款計劃 120-day Cash Payment Plan（照售價減 11%）（11% discount on the Price）

- 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買賣合約(下稱「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 formal agreement for sale and purchase (the "ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 120 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(B) 120 天一按付款計劃 120-day First Mortgage Loan Payment Plan（照售價減 8%）（8% discount on the Price）

- 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.
- 買方須於簽署臨時合約後 120 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(C) 120 天二按付款計劃 120-day Second Mortgage Loan Payment Plan (照售價減 7%) (7% discount on the Price)

- 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.
- 買方須於簽署臨時合約後 120 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(D) 24 個月租金回報付款計劃 24-month Rental Return Payment Plan (照售價減 8%) (8% discount on the Price)

- 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.
- 買方須於簽署臨時合約後 60 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 60 days by the purchaser(s) after signing of the PASP.
- 買方須於簽署臨時合約後 120 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 120 days after signing of the PASP.

(E) 36 個月租金回報付款計劃 36-month Rental Return Payment Plan (照售價減 6%) (6% discount on the Price)

- 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.
- 買方須於簽署臨時合約後 60 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 60 days by the purchaser(s) after signing of the PASP.
- 買方須於簽署臨時合約後 120 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 120 days after signing of the PASP.

(G) 60 天輕鬆置業即供付款計劃 60-day Easy Purchase Cash Payment Plan (照售價減 10%) (10% discount on the Price) (只適用於本價單所列之 A、B 及 E 單位) (Only applicable to Unit A, Unit B and Unit E listed in this Price List)

- 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.
- 買方須於簽署臨時合約後 60 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 60 days after signing of the PASP.

(G1) 60 天輕鬆置業即供付款計劃 60-day Easy Purchase Cash Payment Plan (照售價減 10%) (10% discount on the Price) (只適用於本價單所列之 C 及 D 單位) (Only applicable to Unit C and Unit D listed in this Price List)

- 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.
- 買方須於簽署臨時合約後 60 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 60 days after signing of the PASP.

(II) 30 天即供付款計劃 30-day Cash Payment Plan (照售價減 9.29%) (9.29% discount on the Price) (只適用於 26 樓 E 單位 Only applicable to Unit E on 26F)

- 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.
- 買方須於簽署臨時合約後 30 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 30 days after signing of the PASP.

(4)(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is made available

- 請參閱上述第(4)(i)段。
Please refer to paragraph (4)(i) above.
- 「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.
- 置業折扣 Home Purchase Discount (不適用於 30 樓 A 及 B 單位 Not applicable to 30/F Unit A and Unit B)**
簽署臨時合約購買本價單中所列之住宅物業，可獲額外 2%售價折扣優惠。
An extra 2% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.
- 印花稅津貼折扣 Stamp Duty Subsidy Discount**

買方購買本價單中所列之住宅物業可獲額外 2%售價折扣優惠。 An extra 2% discount on the Price would be offered to the purchaser(s) of a residential property listed in this price list.	不適用於 30 樓 A 及 B 單位 Not applicable to 30/F Unit A and Unit B
買方購買本價單中所列之住宅物業可獲額外 1%售價折扣優惠。 An extra 1% discount on the Price would be offered to the purchaser(s) of a residential property listed in this price list.	只適用於 30 樓 A 及 B 單位 Only applicable to 30/F Unit A and Unit B
- (並無此編號之折扣)
(No discount of such numbering)
- (並無此編號之折扣)
(No discount of such numbering)
- (並無此編號之折扣)
(No discount of such numbering)

(4)(iii)

可就購買該發展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****(a)** 請參閱上述第(4)(i) 及 (4)(ii)段。

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

(b) 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) First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (B) in paragraph (4)(i))

(1) 買方可向賣方指定的一按揭財務機構(「指定財務機構」)申請一按揭貸款(「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) 成交金額為港幣 833 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的 80%；成交金額為港幣 833 萬以上但港幣 1,000 萬以下的住宅物業的第一按揭貸款最高金額為港幣 500 萬加成交金額的 20%；成交金額為港幣 1,000 萬或以上的住宅物業的第一按揭貸款最高金額為成交金額的 70%。

The maximum amount of first mortgage loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is or under HK\$8.33 million. The maximum amount of first mortgage loan shall be HK\$5 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$8.33 million but under HK\$10 million. The maximum amount of first mortgage loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is or over HK\$10 million.

(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 a 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證明，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.

(c) 第二按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(C)之買方) Second Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (C) in paragraph (4)(i))

(1) 買方可向賣方指定的二按揭財務機構(Vanke Property Mortgage Limited)(「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 (Vanke Property Mortgage Limited) ("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 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 2.5% p.a. 計算。其後第二按揭貸款的利率以中國銀行（香港）有限公司不時報價之港元最優惠利率（“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 24 months from the drawdown date of the second mortgage loan shall be calculated at 2.5% 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 shall be calculated at the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time (“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證明，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)必須親身前往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.

(e) 業權契據費用優惠 Title Deeds Cost Benefit

簽署臨時合約購買本價單所列之住宅物業之買方，可獲賣方代為買方支付業權契據及文件核證副本之費用。詳情以相關交易文件條款和條件為準。

The Vendor is prepared to pay on behalf of the Purchaser the costs of certified copies of title deeds and documents for the Purchaser who signs a PASP to purchase any residential property in this price list. Details of such benefit will be subject to the terms and conditions of the relevant transaction documents.

(f) 24 個月租金回報優惠（只適用於選擇第(4)(i)段中付款計劃(D)之買方） 24-month Rental Return Benefit (Only applicable to the purchaser(s) who has selected Payment Plan (D) in paragraph (4)(i))

如買方按照臨時合約規定簽署正式合約及於買賣合約訂明的付款日期之前全數付清加付訂金及成交金額餘款，買方可獲賣方提供合共相等於成交金額 4%現金回贈。有關回贈將分期於買方簽署轉讓契日期後的第 14 天及其後每 3 個月支付予買方（合共 8 期，每期金額相等於成交金額 0.5%）。詳情以相關交易文件條款和條件為準。

If the Purchaser shall sign the ASP in accordance with the PASP and fully settles the further deposit and the balance of the Transaction Price on or before the date(s) stipulated in the ASP, the Purchaser shall be entitled to a cash rebate offered by the Vendor in a total amount equal to 4% of the Transaction Price. Such rebate will be provided to the Purchaser by instalments on the 14 days after the date of signing of the Assignment by the Purchaser and every 3 months after such date (8 instalments in total, each in the amount equal to 0.5% of the Transaction Price). Details of such benefit will be subject to the terms and conditions of the relevant transaction documents.

付清成交金額日期以賣方代表律師收到所有成交金額日期為準。

The date of settlement of the Transaction Price shall be the date on which all Transaction Price is received by the Vendor's solicitors.

(g) 36 個月租金回報優惠 (只適用於選擇第(4)(i)段中付款計劃(E)之買方) 36-month Rental Return Benefit (Only applicable to the purchaser(s) who has selected Payment Plan (E) in paragraph (4)(i))

如買方按照臨時合約規定簽署正式合約及於買賣合約訂明的付款日期之前全數付清加付訂金及成交金額餘款，買方可獲賣方提供合共相等於成交金額 6%現金回贈。有關回贈將分期於買方簽署轉讓契日期後的第 14 天及其後每 3 個月支付予買方（合共 12 期，每期金額相等於成交金額 0.5%）。詳情以相關交易文件條款和條件作準。

If the Purchaser shall sign the ASP in accordance with the PASP and fully settles the further deposit and the balance of the Transaction Price on or before the date(s) stipulated in the ASP, the Purchaser shall be entitled to a cash rebate offered by the Vendor in a total amount equal to 6% of the Transaction Price. Such rebate will be provided to the Purchaser by instalments on the 14 days after the date of signing of the Assignment by the Purchaser and every 3 months after such date (12 instalments in total, each in the amount equal to 0.5% of the Transaction Price). Details of such benefit will be subject to the terms and conditions of the relevant transaction documents.

付清成交金額日期以賣方代表律師收到所有成交金額日期為準。

The date of settlement of the Transaction Price shall be the date on which all Transaction Price is received by the Vendor's solicitors.

(h) 輕鬆置業按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(G)或(G1)之買方) Easy Purchase First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (G) or (G1) in paragraph (4)(i))

買方可向賣方指定的一按揭財務機構(「指定財務機構」)申請輕鬆置業按揭貸款(「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 Easy Purchase 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.

- (1) 第一按揭貸款最高金額為成交金額的 85%。

The maximum amount of first mortgage loan shall be 85% of the Transaction Price.

- (2) 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.

- (3) 第一按揭貸款自支取日起計的首 36 個月為供息不供本。首 24 個月的利率為 2%，第 25 個月至第 36 個月的利率為 3%，第 37 個月至第 60 個月的利率以中國銀行（香港）有限公司不時報價之港元最優惠利率("P")計算，第 61 個月及其後的利率以 P 加 2% (P + 2%) 計算。P 隨利率浮動調整。利率以指定財務機構最終審批結果決定。利率是指年利率。

For the first 36 months from the drawdown date of the first mortgage loan, only payment of interest and no repayment of principal will be required. The interest rate for the first 24 months shall be 2% p.a., the interest rate for the 25th month to the 36th month shall be 3% p.a., the interest rate for the 37th month to the 60th month shall be calculated at the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time ("P") and the interest rate for the 61st month and onwards shall be calculated at P plus 2% (P + 2%). P is subject to fluctuation. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.

- (4) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。

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

- (5) 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三十天前帶同已簽署的臨時合約正本及身份證明文件，親身前往指定財務機構辦理第一按揭貸款的申請。買方須向指定財務機構支付 HK\$3,800 的不可退還的申請費用。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 and his/her/their identity documents to process the application of first mortgage loan no later than thirty days prior to the anticipated loan drawdown date. The purchaser(s) shall pay a non-refundable application fee of HK\$3,800 to the designated financing company. 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.

- (6) 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.

- (7) 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.

- (8) 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.

- (9) 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.

(i) **特別贈品優惠 Special Gift Benefit**

簽署臨時合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方可免費獲得賣方提供如本價單附錄 1 所列之裝飾、傢俬及物件（「該等贈品」）。賣方或其代表不會就該等贈品作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該等贈品將以現狀及屆時之現狀於住宅物業成交時或之後安裝及/或放置於住宅物業內或以賣方決定之其他方式交予買方。任何情況下，買方不得就該傢俬提出任何異議或質詢。賣方保留提供類似設計、款式、尺寸、顏色等之代替品以代替該等贈品或其任何部分的權利，而不須向買方作出通知。為免疑問，售樓說明書及正式合約內所註明有關指明住宅單位及其內裝置、裝修物料、設備之保證修繕缺漏不適用於該等贈品。優惠詳情以相關交易文件條款及條件為準。

26 樓 E 單位

A purchaser who signs the PASP to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be provided with the decoration, furniture and chattels as set out in Annex 1 hereto (the "Gift Items") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Gift Items. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Gift Items or as to whether any of the Gift Items is or will be in working condition. The Gift Items will be delivered to the purchaser in the "as is" and the then "as is" condition by installing and/or leaving in the residential property or by any other manner as the Vendor may decide upon or after completion of the sale and purchase. In any event, no objection or requisitions whatsoever shall be raised by the purchaser in respect of the Gift Items. The Vendor reserves the right to substitute the Gift Items or any part thereof with items of similar design, style, size and colour etc. without further notice to the purchaser. For the avoidance of doubt, the defect liability warranty period for the specified residential property and the fittings, finishes and appliances therein as set out in the sales brochure and the ASP do not apply to the Gift Items. Details of the benefit shall be subject to the terms and conditions of the relevant transaction documents.

Unit E on 26/F

(j) **租金回贈優惠 Rental Rebate Benefit**

如買方（或構成買方之任何人士）為所購住宅物業之現有租客或該租客其家庭成員，而買方按照臨時合約規定簽署正式合約及於買賣合約訂明的付款日期或之前全數付清加付訂金及成交金額餘款[△]並完成交易，買方可獲賣方提供一筆現金回贈，金額相等於該租客根據其與賣方（作為業主）就所購住宅物業已簽訂之一份或多於一份租約下於成交日期前 36 個月內實際已繳付之租金。賣方會將該回贈直接應用於支付部分成交金額餘款。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。買方須提供令賣方滿意的有關證明文件以茲證明有關關係，獲得該回贈之資格及其可獲得的該回贈的金額，且賣方對是否存在有關關係及/或是否符合獲得該回贈之資格及/或該回贈的金額保留最終決定權。

If the Purchaser (or any individual comprising the Purchaser) is the existing tenant or the family member of such tenant of the residential property purchased, and the Purchaser shall sign the ASP in accordance with the PASP and fully settles the further deposit and the balance of the Transaction Price[△] and complete the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser shall be entitled to a cash rebate offered by the Vendor in the amount equivalent to the total amount of rent actually paid by the tenant under the tenancy agreement(s) signed between him/her and the Vendor (as landlord) within 36 months before the complete date. Such rebate will be applied directly towards part payment of the balance of the Transaction Price. The rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the rebate or any part thereof to any third party. The Purchaser shall provide relevant supporting documents to the satisfaction of the Vendor to prove the relationship concerned, the eligibility for the rebate and the amount of the rebate which he/she is entitled to, and that the Vendor reserves the final right to decide whether or not such relationship exists and/or whether or not the Purchaser is eligible for the rebate and/or the amount of the rebate.

[△] 以賣方代表律師收到款項日期為準。

[△] The date of settlement shall be the date on which payment is received by the Vendor's solicitors.

(5) **誰人負責支付買賣發展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

- (a) 如買方選用賣方指定之律師（如有）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 solicitors designated by the Vendor (if any) 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).

買方須為就買賣發展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

擬備、登記及完成公契及管理協議（「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 (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:

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

第一太平戴維斯(香港)有限公司 Savills (Hong Kong) Limited

亞洲地產代理有限公司 Asia Property Agency Company Limited

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

祥益地產代理有限公司 Many Wells Property Agency Limited

香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited and Chartered Members

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

專業地產公司 Professional Properties Co.

新高集團地產代理有限公司 Sun Go Group Property Agency Limited

請注意：任何人可委任任何地產代理在購買該發展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.

(7)

賣方就發展項目指定的互聯網網站的網址為：<http://www.15westernst.com.hk/>

The address of the website designated by the Vendor for the Development is: <http://www.15westernst.com.hk/>

附錄 1 Annex 1

適用於 26 樓 E 單位
Applicable to Unit E on 26/F

Item 項目	數量 Quantity	Item 項目	數量 Quantity	Item 項目	數量 Quantity
Split Type Air-Conditioner Units 分體式冷氣機	1*	Instantaneous Water Heater 即熱式電熱水器	1	Built-in 1-Door Refrigerator 嵌入式單門雪櫃	1
Video door phone 視像對講機	1	Cooker Hood 抽油煙機	1	Induction Hob 電磁爐	1
Thermo Ventilator 浴室寶	1	Built-in Combination Steam Oven 嵌入式蒸焗爐	1	Built-in Washer Dryer 嵌入式洗衣乾衣機	1

*Applicable for Unit 26E (including 1 outdoor unit and 2 indoor units) 適用於 26E 單位(包括 1 個室外機及 2 個室內機)