

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	名日・九肚山 El Futuro	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	麗坪路18號 18 Lai Ping Road		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			266

印製日期 Date of Printing	價單編號 Number of Price List
27/10/20	3

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
27/10/20	3A	
28/12/20	3B	
10/2/21	3C	
28/2/21	3D	
22/3/21	3E	
28/3/21	3F	
8/4/21	3G	
15/4/21	3H	
22/4/21	3I	
29/4/21	3J	
7/5/21	3K	
13/5/21	3L	
27/5/21	3M	
30/5/21	3N	
11/6/21	3O	
17/6/21	3P	
24/6/21	3Q	
29/6/21	3R	
8/7/21	3S	
22/7/21	3T	
5/8/21	3U	
19/8/21	3V	
2/9/21	3W	
16/9/21	3X	
23/9/21	3Y	
4/10/21	3Z	
21/10/21	3ZA	

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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
11/11/21	3ZB	
2/12/21	3ZC	
14/12/21	3ZD	
30/12/21	3ZE	
31/1/22	3ZF	
3/3/22	3ZG	
29/4/22	3ZH	
30/5/22	3ZI	
26/7/22	3ZJ	
29/7/22	3ZK	
1/8/22	3ZL	
8/8/22	3ZM	
8/8/22	3ZN	
26/8/22	3ZO	
9/9/22	3ZP	
13/10/22	3ZQ	
28/10/22	3ZR	
25/11/22	3ZS	
28/12/22	3ZT	
27/1/23	3ZU	
25/2/23	3ZV	
8/3/23	3ZW	
28/3/23	3ZX	
27/4/23	3ZY	
7/5/23	3ZZ	
22/4/24	3ZZA	✓
29/4/24	3ZZB	✓
1/5/24	3ZZC	✓
5/5/24	3ZZD	

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		價錢 Price
21/5/24	3ZZE	✓
27/5/24	3ZZF	
13/6/24	3ZZG	
10/7/24	3ZZH	
30/7/24	3ZZI	
3/9/24	3ZZJ	
17/10/24	3ZZK	✓
17/2/25	3ZZL	
3/6/25	3ZZM	
18/6/25	3ZZN	
7/7/25	3ZZO	
28/7/25	3ZZP	
18/9/25	3ZZQ	
30/9/25	3ZZR	
30/10/25	3ZZS	
1/12/25	3ZZT	
6/1/26	3ZZU	
20/1/26	3ZZV	
5/2/26	3ZZW	
19/3/26	3ZZX	
14/4/26	3ZZY	
28/4/26	3ZZZ	
11/5/26	3ZZZA	
12/6/26	3ZZZB	
8/7/26	3ZZZC	
17/8/26	3ZZZD	

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
1	7	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$15,708,000	223,943 (20,805)	---	---	---	---	---	---	---	---	---	---
1	7	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,501,000	223,740 (20,794)	---	---	---	---	---	---	---	---	---	---
1	7	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,064,000	224,003 (20,793)	---	---	---	---	---	---	---	---	---	---
1	8	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$15,796,000	225,197 (20,922)	---	---	---	---	---	---	---	---	---	---
1	8	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,561,000	225,018 (20,913)	---	---	---	---	---	---	---	---	---	---
1	8	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,121,000	225,272 (20,911)	---	---	---	---	---	---	---	---	---	---
1	9	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$15,886,000	226,480 (21,041)	---	---	---	---	---	---	---	---	---	---
1	9	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,619,000	226,254 (21,028)	---	---	---	---	---	---	---	---	---	---
1	9	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,179,000	226,563 (21,031)	---	---	---	---	---	---	---	---	---	---
1	10	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$15,975,000	227,749 (21,159)	---	---	---	---	---	---	---	---	---	---
1	10	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,680,000	227,554 (21,149)	---	---	---	---	---	---	---	---	---	---
1	10	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,237,000	227,853 (21,151)	---	---	---	---	---	---	---	---	---	---
1	11	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$16,068,000	229,075 (21,282)	---	---	---	---	---	---	---	---	---	---
1	11	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,743,000	228,896 (21,273)	---	---	---	---	---	---	---	---	---	---

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
1	11	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,298,000	229,211 (21,277)	---	---	---	---	---	---	---	---	---	---
2	2	A	108.518 (1168) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$28,848,000	265,836 (24,699)	---	---	---	35.310 (380)	---	---	---	---	---	---
2	2	B	97.814 (1053) 露台 Balcony: 3.420 (37) 工作平台 Utility Platform: ---	\$22,948,000	234,609 (21,793)	---	---	---	---	---	---	---	---	---	---
				\$16,805,000	171,806 (15,959)										
				\$17,309,000	176,958 (16,438)										
2	2	C	110.505 (1189) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$28,143,000	254,676 (23,669)	---	---	---	11.392 (123)	---	---	---	---	---	---
				\$20,800,000	188,227 (17,494)										
				\$21,424,000	193,874 (18,019)										
2	5	A	112.650 (1213) 露台 Balcony: 4.132 (44) 工作平台 Utility Platform: ---	\$28,556,000	253,493 (23,542)	---	---	---	---	---	---	---	---	---	---
				\$20,451,000	181,545 (16,860)										
2	5	B	97.814 (1053) 露台 Balcony: 3.420 (37) 工作平台 Utility Platform: ---	\$23,503,000	240,283 (22,320)	---	---	---	---	---	---	---	---	---	---
				\$17,181,000	175,650 (16,316)										
2	5	C	113.892 (1226) 露台 Balcony: 4.010 (43) 工作平台 Utility Platform: ---	\$28,863,000	253,424 (23,542)	---	---	---	---	---	---	---	---	---	---
				\$19,529,000	171,469 (15,929)										

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
2	7	A	112.650 (1213) 露台 Balcony: 4.132 (44) 工作平台 Utility Platform: ---	\$29,305,000 \$21,500,000	260,142 (24,159) 190,857 (17,725)	---	---	---	---	---	---	---	---	---	---
2	7	B	97.814 (1053) 露台 Balcony: 3.420 (37) 工作平台 Utility Platform: ---	\$24,121,000 \$17,577,000	246,601 (22,907) 179,698 (16,692)	---	---	---	---	---	---	---	---	---	---
2	7	C	113.892 (1226) 露台 Balcony: 4.010 (43) 工作平台 Utility Platform: ---	\$29,620,000 \$21,280,000	260,071 (24,160) 186,844 (17,357)	---	---	---	---	---	---	---	---	---	---
2	9	A	112.650 (1213) 露台 Balcony: 4.132 (44) 工作平台 Utility Platform: ---	\$30,073,000 \$21,980,000	266,960 (24,792) 195,118 (18,120)	---	---	---	---	---	---	---	---	---	---
2	9	B	97.814 (1053) 露台 Balcony: 3.420 (37) 工作平台 Utility Platform: ---	\$24,754,000	253,072 (23,508)	---	---	---	---	---	---	---	---	---	---
2	9	C	113.892 (1226) 露台 Balcony: 4.010 (43) 工作平台 Utility Platform: ---	\$30,397,000	266,893 (24,794)	---	---	---	---	---	---	---	---	---	---

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 purchasers are advised to refer to the sales brochure for the Development for information on the Development.
- 2)

根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –
第 52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.
第 53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.
第 53(3)條 / Section 53(3)
如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-
(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.
- 3)

實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- 4)(i)

註: 於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

支付條款:

Terms of Payment :

(一) 180 天付款計劃 – 照售價減 3%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 5% 部分成交金額於買方簽署臨時買賣合約後 120 天內繳付。
4. 成交金額 85% 成交金額餘款於買方簽署臨時買賣合約後 180 天內繳付。

(1) 180 Days Payment Plan – 3% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being a Further Deposit of the Transaction Price shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price being a part payment of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 85% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 免息 9 成按揭付款計劃 – 照售價 【只適用於首 10 個簽署臨時買賣合約購買本發展項目住宅物業及選用此支付條款之買方。】

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。

(2) 90% Mortgage Payment Plan – The Price 【Only applicable to the first 10 Purchasers who sign the preliminary agreement for sale and purchase to purchase a residential property in the Development and opt for this term of payment.】

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being a Further Deposit of the Transaction Price shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the price is available:**

- (a) 見 4(i) (如有)。

See 4(i) (If any).

- (b) **望海優惠**

簽署臨時買賣合約購買任何下列指定住宅物業（該等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：

- (a) 每購買一個下列指定住宅物業可獲額外售價 1% 折扣； 或
第 2 座 22 樓之 B 單位。
- (b) 每購買一個下列指定住宅物業可獲額外售價 2% 折扣； 或
第 1 座 15 樓之 B 單位；
第 2 座 19 樓之 B 單位。
- (c) 每購買一個下列指定住宅物業可獲額外售價 3% 折扣。
第 1 座 15 樓、16 樓、17 樓、18 樓、20 樓及 23 樓之 A 單位；
第 1 座 16 樓、19 樓及 20 樓之 B 單位；
第 2 座 16 樓、18 樓、21 樓及 23 樓之 A 單位；
第 2 座 21 樓之 C 單位。

Sea View Benefit

The Purchaser who signs the preliminary agreement for sale and purchase 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 offered:

- (a) an extra 1% discount from the Price for each below designated residential property purchased; or
Flat B, 22/F of Tower 2.
- (b) an extra 2% discount from the Price for each below designated residential property purchased; or
Flat B, 15/F of Tower 1;
Flat B, 19/F of Tower 2.
- (c) an extra 3% discount from the Price for each below designated residential property purchased.
Flat A, 15/F, 16/F, 17/F, 18/F, 20/F & 23/F of Tower 1;
Flat B, 16/F, 19/F & 20/F of Tower 1;
Flat A, 16/F, 18/F, 21/F & 23/F of Tower 2;
Flat C, 21/F of Tower 2.

(c) 「指定單位優惠」

簽署臨時買賣合約購買任何下列指定住宅物業（該等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：

- (a) 每購買一個下列指定住宅物業可獲額外售價 2% 折扣； 或
第 1 座 15 樓、17 樓及 23 樓之 A 單位；
第 2 座 16 樓之 A 單位。
- (b) 每購買一個下列指定住宅物業可獲額外售價 4% 折扣； 或
第 1 座 16 樓及 19 樓之 B 單位。
- (c) 每購買一個下列指定住宅物業可獲額外售價 6% 折扣； 或
第 1 座 16 樓之 A 單位；
第 2 座 23 樓之 A 單位。
- (d) 每購買一個下列指定住宅物業可獲額外售價 16% 折扣。
第 1 座 18 樓之 A 單位

“Designated Units Benefit”

The Purchaser who signs the preliminary agreement for sale and purchase 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 offered:

- (a) an extra 2% discount from the Price for each below designated residential property purchased; or
Flat A, 15/F, 17/F, & 23/F of Tower 1;
Flat A, 16/F of Tower 2.
- (b) an extra 4% discount from the Price for each below designated residential property purchased; or
Flat B, 16/F & 19/F of Tower 1.
- (c) an extra 6% discount from the Price for each below designated residential property purchased; or
Flat A, 16/F of Tower 1;
Flat A, 23/F of Tower 2.
- (d) an extra 16% discount from the Price for each below designated residential property purchased.
Flat A, 18/F of Tower 1.

(d) 高尖優惠

如買方簽署臨時買賣合約購買本價單所列之住宅物業，並根據下列條件及條款提供令賣方滿意的證明文件，可獲額外售價 5% 折扣。詳情以相關交易文件條款及條件為準。

該買方（或組成該買方的任何個人或買方任何董事）現已或將會成為香港居民。惟買方必須出示令賣方滿意之有效文件證明符合前述要求，方可獲得本優惠。如有任何爭議，賣方之最終決定為準。

The Top Benefit

An extra 5% discount from the Price will be provided to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any residential properties listed in this price list, and the Purchaser has provided the relevant supporting documents according to terms and conditions below to the satisfaction of the Vendor to prove that requirement. Subject to the terms and conditions of the relevant transaction documents.

That Purchaser (or any individual comprising that Purchaser or any director of that Purchaser) is currently or will subsequently become a resident of Hong Kong. The Purchaser of such residential property shall be entitled to this benefit only if the relevant Purchaser has provided relevant supporting documents to the satisfaction of the Vendor to prove that the aforesaid requirement is met. In case of any dispute, the decision of the Vendor shall be final.

(e) 特選單位優惠

如買方簽署臨時買賣合約購買下列指定住宅物業並選用「180 天付款計劃」，可獲額外售價 1% 折扣。

第 1 座之 A 單位；
第 2 座之 A 單位。

不設 4 樓、13 樓、14 樓及 24 樓

Special Unit Benefit

An extra 1% discount from the Price will be provided to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any residential properties listed below and the “180 Days Payment Plan” shall be adopted.

Flat A of Tower 1;
Flat A of Tower 2.

4/F, 13/F, 14/F and 24/F are omitted.

4)(iii) 可就購買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) 印花稅優惠

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#):

- (a) 賣方會代買方繳付下列所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 3.75%); 或
第 1 座 15 樓、16 樓、19 樓及 20 樓之 B 單位;
第 2 座 19 樓之 B 單位。
- (b) 賣方會代買方繳付下列所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 4.25%)。
第 1 座 15 樓、16 樓、17 樓、18 樓、20 樓及 23 樓之 A 單位;
第 2 座 16 樓、18 樓、21 樓及 23 樓之 A 單位;
第 2 座 22 樓之 B 單位;
第 2 座 21 樓之 C 單位。

以賣方代表律師實際收到款項日期計算

Stamp Duty Benefit

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase):

- (a) the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the below residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 3.75% of the Transaction Price); OR
Flat B, 15/F, 16/F, 19/F & 20/F of Tower 1;
Flat B, 19/F of Tower 2;
- (b) the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the below residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 4.25% of the Transaction Price).
Flat A, 15/F, 16/F, 17/F, 18/F, 20/F & 23/F of Tower 1;
Flat A, 16/F, 18/F, 21/F & 23/F of Tower 2;
Flat B, 22/F of Tower 2;
Flat C, 21/F of Tower 2.

subject to the actual date of payment(s) received by the Vendor's solicitors

(b) 「置業傢俱禮券」優惠

買方簽署臨時買賣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)，每購買一個(a)指定 4 房住宅物業可獲總價值港幣\$480,000 元之傢俱現金券 或 (b)指定 3 房住宅物業可獲總價值港幣\$380,000 元之傢俱現金券。該等指定住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約，方可獲得本優惠。上述傢俱現金券之使用(包括使用期限等)受相關提供者/供應商所訂之條款及條件限制。詳情以相關交易文件條款及條件作準。

指定 4 房住宅物業

第 1 座之 A 及 C 單位 (第 1 座 18 樓 A 單位除外)；
第 2 座之 A 及 C 單位 (第 2 座 21 樓 C 單位除外)。

指定 3 房住宅物業

第 1 座之 B 單位；
第 2 座之 B 單位 (第 2 座 22 樓 B 單位除外)。

不設 4 樓、13 樓、14 樓及 24 樓

“Home Purchase Furniture Coupons” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase 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) may be entitled to receive (a) furniture coupons at the total value of HK\$480,000, for each designated 4-bedroom residential property purchased or (b) furniture coupons at the total value of HK\$380,000, for each designated 3-bedroom residential property purchased. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase. The use of the aforesaid furniture coupons (including validity period etc.) is subject to the terms and conditions prescribed by the relevant provider(s) / supplier(s). Subject to the terms and conditions of the relevant transaction documents.

Designated 4-bedroom residential property

Flats A & C of Tower 1 (Except Flat A, 18/F of Tower 1) ;
Flats A & C of Tower 2 (Except Flat C, 21/F of Tower 2).

Designated 3-bedroom residential property

Flat B of Tower 1;
Flat B of Tower 2 (Except Flat B, 22/F of Tower 2).

4/F, 13/F, 14/F and 24/F are omitted.

(c) 「傢俬贈品」優惠

購買下列一單位之買方可免費獲贈下列展示於該住宅物業之傢俱和物件(「傢俬贈品」)。傢俬贈品將以放置於該住宅物業內或賣方決定之其他方式於該住宅物業買賣成交時以其成交時之狀況交予買方，賣方不會就任何傢俬贈品或其狀況、狀態、品質或性能，或其是否或會否在可運作狀態作出任何保證、維修、保養或陳述。賣方保留權利不時更改傢俬贈品。詳情以相關交易文件條款及條件為準。

“Gift Furniture” Benefit

The following furniture and objects displayed in a unit below(the “Gift Furniture”) will be provided to the purchaser of that residential property free of charge. The Gift Furniture will be delivered to the purchaser upon completion of the sale and purchase of that residential property by leaving the same in that residential property or by any other manner as the Vendor may decide in such condition as at completion. No warranty, repair, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Gift Furniture or the condition, state, quality or fitness of any of the Gift Furniture or as to whether any of the Gift Furniture is or will be in working condition. The Vendor reserves the right to change the Gift Furniture from time to time. Subject to the terms and conditions of the relevant transaction documents.

第 2 座 21 樓 C 單位 Flat C, 21/F, Tower 2

Location 位置	Items 項目		Quantity 數量
Living Room / Dining Room 客廳/飯廳	1	Curtain 窗簾	1 set 組
	2	3 Seat Sofa 三座位梳化	1
	3	Coffee Table 茶几	1
	4	Marble Side Table 大理石茶几	2
	5	Leather Chair 皮椅	1
	6	Rug 地毯	1
	7	TV Unit 電視櫃	1
	8	Floor Lamp 座地燈	1
	9	Artwork 掛畫	2 sets 組
	10	Table Lamp 座枱燈	1
	11	Pendant Ceiling Lamp 吊燈	2
	12	Dining Table 餐桌	1
	13	Dining Chair 餐椅	4
	14	Bronze Console Table 青銅玄關桌	1
	15	Cabinet 櫃	1
	16	Dinner Plate and Bowl 餐盤和碗	4 sets 組
	17	Cutlery Set (Knife, Fork, Spoon) 餐具套裝 (刀、叉、勺)	4 sets 組
	18	Placemat 餐墊	4
	19	Napkin with Napkin Ring 餐巾連餐巾環	4 sets 組
	20	Wine Glass 酒杯	12
	21	Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	2
	22	Cushion 咕臣	5
	23	Blanket 毯子	1
	24	Whisky Tumbler 威士忌酒杯	4
	25	Coaster 杯墊	4
	26	Oblong Tray 長形托盤	2
	27	Candle Glass 玻璃蠟燭杯	4
	28	Wine Bottle 酒瓶	3
	29	Cael Tic Tac Toe 井字遊戲	1
	30	Jewel Box 首飾盒	2
	31	Storage Box 收納盒	1
	32	Halves Trinket Dish 半形飾品盤	2
	33	Book 書	7
	34	Decorative Ball 裝飾球	1
	35	Art Sculpture 藝術雕塑	2
	36	Wall Sculpture 牆壁擺設	1
	37	Shell Ornament 貝殼擺設	1
	38	Sculptural Vase 雕塑花瓶	1
	39	Photo Frame 相架	2
	40	Display Bowl on Marble Pillar 大理石柱上的展示碗	2
	41	Diffuser 香薰	1

Location 位置	Items 項目		Quantity 數量
Master Bedroom 主人睡房	42	Bed Frame with Mattress 床架連床褥	1
	43	Bedside Chest 床頭櫃	2
	44	Table Lamp 枱燈	2
	45	Mirror 鏡	1
	46	Rug 地毯	1
	47	3 Drawer Chest 三斗櫃	1
	48	Wardrobe 衣櫃	2
	49	Pendant Ceiling Lamp 天花吊燈	1
	50	Artwork 掛畫	1set 組
	51	Curtain 窗簾	1 set 組
	52	Duvet with cover 羽絨被連被套	1
	53	Fitted sheet 床單	1
	54	Pillow with Pillowcase 枕頭連枕頭套	5
	55	Cushion 咕臣	3
	56	Blanket 毯子	1
	57	Brass Tray 黃銅托盤	1
	58	Diffuser 香薰	1
	59	Photo Frame 相架	2
	60	Book 書	3
	61	Storage Box 儲物盒	2
	62	Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	1
Master Bathroom 主人浴室	63	Face Towel 面巾	2
	64	Hand Towel 手巾	1
	65	Bath Mat 浴墊	1
	66	Bath Sheet 浴巾	1
	67	Soap Dispenser 皂液瓶	2
	68	Soap Dish 肥皂碟	1
	69	Artificial Plant 人造植物	2
	70	Candle 蠟燭	2
	71	Metal Stand Ornament 金屬支架擺設	1

第 2 座 21 樓 C 單位 Flat C, 21/F, Tower 2

Location 位置	Items 項目		Quantity 數量
Bedroom 1 睡房 1	72	Bed Frame with Mattress 床架連床褥	1
	73	Fitted sheet 床單	1
	74	Duvet with cover 羽絨被連被套	1
	75	Pillow with Pillowcase 枕頭連枕頭套	4
	76	Bedside Chest 床頭櫃	1
	77	Table Lamp 檯燈	1
	78	Artwork 掛畫	1
	79	Pendant Ceiling Lamp 天花吊燈	1
	80	Curtain 窗簾	1 set 組
	81	Closet With 2 Drawers 衣櫃連兩個抽屜	1
	82	Blanket 毯子	1
	83	Books 書	2
	84	Storage Box 儲物盒	1
	85	Jewel Box 首飾盒	1
	86	Clothes Hanger with Clothes 衣架連衣服	4
	87	Diffuser 香薰	1
	88	Cushion 咕臣	2
Bedroom 2 睡房 2	89	Bookcase 書櫃	1 set 組
	90	Pendant Ceiling Lamp 天花吊燈	1
	91	Desk 書枱	1
	92	Chair 椅子	1
	93	Table Lamp 檯燈	1
	94	Artwork 掛畫	1set 組
	95	Curtain 窗簾	1 set 組
	96	Bookends 書擋	2 sets 組
	97	Photo Frame 相架	2
	98	Memo Tray 備忘錄托盤	1
	99	Book 書	9
	100	Pencil 鉛筆	3
	101	Long Tray 長托盤	1
	102	Round Storage Box 圓形收納盒	1
	103	Globe 地球儀	1
	104	Metal Stand Ornament 金屬支架擺設	1
	105	Decorative Box 裝飾盒	2
	106	Glass Bowl 玻璃碗	1
	107	Art Sculpture 藝術擺設	4
	108	Vase 花瓶	1
Bathroom 1 浴室 1	109	Face Towel 面巾	2
	110	Hand Towel 手巾	2
	111	Bath Mat 浴墊	1
	112	Bath Sheet 浴巾	1
	113	Soap Dispenser 皂液瓶	1
	114	Tumbler 杯	1
	115	Glass Box 玻璃盒	1
	116	Artificial Plant 人造植物	1
	117	Candle 蠟燭	2
	118	Crystal Sculpture 水晶雕塑	2

Location 位置	Items 項目		Quantity 數量
Bathroom 2 浴室 2	119	Face Towel 面巾	2
	120	Hand Towel 手巾	1
	121	Bath Mat 浴墊	1
	122	Bath Sheet 浴巾	1
	123	Soap Dispenser 皂液瓶	2
	124	Artificial Peony 人造牡丹	1
	125	Candle 蠟燭	1
Bedroom 3 睡房 3	126	Bed Frame with Mattress 床架連床褥	1
	127	Duvet with cover 羽絨被連被套	1
	128	Fitted sheet 床單	1
	129	Pillow with Pillowcase 枕頭連枕頭套	2
	130	Cushion 咕臣	2
	131	Closet With 2 Drawers 衣櫃連兩個抽屜	1
	132	Artwork 掛畫	1
	133	Full Length Mirror 全身鏡	1
	134	Desk with Mirror 枱連鏡	1
	135	Chair 椅子	1
	136	Table Lamp 檯燈	1
	137	Pendant Ceiling Lamp 天花吊燈	1
	138	Curtain 窗簾	1 set 組
	139	Photo Frame 相架	1
	140	Jewel Box 首飾盒	1
	141	Blanket 毯子	1
	142	Storage Box 儲物盒	1
	143	Clothes Hanger with Clothes 衣架連衣服	4
	144	Diffuser 香薰	1
	145	Decorative Candle 裝飾蠟燭	1
Kitchen 廚房	146	Sunglasses 太陽眼鏡	1
	147	Tissue Box 紙巾盒	1
	148	Crystal Canister 水晶罐	2
	149	Saucepan 平底鍋	1
	150	Skillet 炒鍋	1
	151	Storage Jar 儲物罐	3
	152	Sauce Holder 醬料架	1
	153	Wood Serving Board 木餐盤	1
	154	Prop - Baguette 道具 - 法國麵包	1
	155	Square Tray 方形托盤	1
	156	Cups 杯	2
	157	Mineral Water 礦泉水	3
	158	Book 書	3
	159	Artificial Plant 人造植物	1
	160	Kitchen Utencil 廚房用具	6

第 2 座 22 樓 B 單位 Flat B, 22/F, Tower 2

Location 位置	Items 項目		Quantity 數量
Living Room / Dining Room 客廳/飯廳	1	Curtain 窗簾	1 set 組
	2	Ceiling Light 天花燈	2
	3	Dining Table 餐台	1
	4	Dining Chair 餐椅	6
	5	Sofa 梳化	1
	6	Coffee Table 茶几	2
	7	TV Cabinet 電視地櫃	1
	8	Shoe Cabinet 鞋櫃	1
	9	Storage Cabinet 儲物櫃	2
	10	Decorative Book 裝飾書	6
	11	Hanging Painting 掛畫	4
	12	Cutlery set (Knife, Fork, Plate, Table Mat) 餐具套餐 (刀、叉、碟、餐墊)	6 sets 組
	13	Lamp-shaped Ornament 燈型擺設	1
	14	Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	1
	15	Candle with Holder 蠟燭連燭台	2
	16	Fruit Bowl with Fruit Ornament 水果盆連水果擺設	1 set 組
	17	Glass 玻璃杯	21
	18	Red Wine Decanter 紅酒醒酒瓶	1
	19	Diffuser 香薰	2
	20	Cushion 咕臣	6
	21	Art Ornament 藝術擺設	7
	22	Bowl 碗	3
	23	Carpet 地氈	1
	24	Photo Frame 相架	1
Bedroom 1 睡房 1	25	Curtain 窗簾	1 set 組
	26	Ceiling Light 天花燈	1
	27	Table 枱	1
	28	Chair 椅子	4
	29	Coffee Table 茶几	1
	30	Storage Cabinet 儲物櫃	1
	31	Decorative Book 裝飾書	45
	32	Storage Box 儲物盒	2
	33	Art Ornament 藝術擺設	7
	34	Painting 畫	1
Bedroom 2 睡房 2	35	Curtain 窗簾	1 set 組
	36	Ceiling Light 天花燈	1
	37	Bedside Table 床頭櫃	1
	38	Bed Frame with Mattress 床架連床褥	1
	39	Wardrobe 衣櫃	1
	40	Decorative Book 裝飾書	5
	41	Storage Box 儲物盒	2
	42	Clothes 衣服	2
	43	Bed Sheet 床單	1
	44	Quilt with Cover 被連被套	1
	45	Pillow with Pillowcase 枕頭連枕頭套	2
	46	Cushion 咕臣	3
	47	Hanger 衣架	7
	48	Photo Frame 相架	1
	49	Art Ornament 藝術擺設	1

Location 位置	Items 項目		Quantity 數量
Master Bedroom 主人睡房	50	Hanging Painting 掛畫	1
	51	Vase 花瓶	1
	52	Basket 籃子	1
	53	Curtain 窗簾	1 set 組
	54	Ceiling Light 天花燈	1
	55	Bedside Table 床頭櫃	1
	56	Desk 書枱	1
	57	Chair 椅子	1
	58	Bed Frame with Mattress 床架連床褥	1
	59	Wardrobe 衣櫃	1
	60	Tray 托盤	1
	61	Storage Box 儲物盒	2
	62	Slipper 拖鞋	1pair 對
	63	Clothes 衣服	3
	64	Hanger 衣架	3
	65	Bed Sheet 床單	1
	66	Quilt with Cover 被連被套	1
	67	Pillow with Pillowcase 枕頭連枕頭套	2
	68	Cushion 咕臣	4
	69	Bag 手袋	1
	70	Hat 帽子	1
	71	Perfume 香水	3
	72	Decorative Book 裝飾書	2
	73	Art Ornament 藝術擺設	4
Bathroom 2 浴室 2	74	Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	2
	75	Shaving Set 剃鬚套裝	1 set 組
	76	Soap Dispenser 皂液瓶	1
	77	Tray 托盤	1
	78	Toothbrush Stand 牙刷座	1
	79	Dispenser 瓶	1
	80	Towel 毛巾	3
	81	Tray 托盤	3
Kitchen 廚房	82	Decorative Book 裝飾書	2
	83	Chopping Board 砧板	1
	84	Pepper Shaker 胡椒瓶	2
	85	Sugar and Salt Shaker 糖鹽瓶	1
	86	Pot 壺	2
	87	Glass 玻璃杯	3
	88	Art Ornament 藝術擺設	1
	89	Rack 掛架	1
	90	Whisk 打蛋器	1
	91	Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	1
Bathroom 1 浴室 1	92	Towel 毛巾	2

第 1 座 18 樓 A 單位 Flat A, 18/F, Tower 1

Location 位置	Items 項目		Quantity 數量
Living Room / Dining Room 客廳/飯廳	1	Curtain 窗簾	1 set 組
	2	Ceiling Light 天花燈	2
	3	Sofa 梳化	1
	4	Coffee Table 茶几	1
	5	Side Table 邊桌	1
	6	TV Cabinet 電視地櫃	1
	7	Storage Cabinet 儲物櫃	1
	8	Dining Table 餐台	1
	9	Dining Chair 餐椅	6
	10	Carpet 地氈	1
	11	Artwork 掛畫	1
	12	Book 書	5
	13	Cushion 咕臣	7
	14	Artificial Floral Decoration 人造花卉擺設	1
	15	Ornament 擺設	6
	16	Sofa Blanket 梳化毯	1
	17	Tissue Box 紙巾盒	1
Bedroom 3 睡房 3	18	Curtain 窗簾	1 set 組
	19	Ceiling Light 天花燈	1
	20	Bed Frame with Mattress 床架連床褥	1
	21	Wardrobe 衣櫃	1
	22	Bed Sheet 床單	1
	23	Quilt with Cover 被連被套	1
	24	Pillow with Pillowcase 枕頭連枕頭套	2
	25	Bookend 書擋	1
	26	Book 書	6
	27	Ornament 擺設	3
Bathroom 2 浴室 2	28	Bathroom Tray Set 浴室托盤套裝	1 set 組
	29	Artificial Floral Decoration 人造花卉擺設	1
Bedroom 2 睡房 2	30	Curtain 窗簾	1 set 組
	31	Ceiling Light 天花燈	1
	32	Bedside Box 床頭箱	1
	33	Bed Frame with Mattress 床架連床褥	1
	34	Wardrobe 衣櫃	1
	35	Desk 書枱	1
	36	Chair 椅子	1
	37	Multi-purpose Cabinet 多用途櫃	1
	38	Bed Sheet 床單	1
	39	Quilt with Cover 被連被套	1
	40	Pillow with Pillowcase 枕頭連枕頭套	2
	41	Bookend 書擋	1
	42	Book 書	9
	43	Ornament 擺設	3

Location 位置	Items 項目		Quantity 數量
Bedroom 1 睡房 1	44	Curtain 窗簾	1 set 組
	45	Ceiling Light 天花燈	1
	46	Coffee Table 茶几	1
	47	Box 箱	1
	48	Multi-purpose Cabinet 多用途櫃	1
	49	Artwork 掛畫	3
	50	Golf Club Holder 球杆收納架	1
	51	Helmet Rack 頭盔支架	2
	52	Ornament 擺設	2
	53	Polo Mallet 馬球杆	3
	54	Polo Gloves 馬球手套	1
	55	Polo 馬球	22
	56	Book 書	3
	57	Sports Cap 運動帽	3
	58	Sports wear 運動衣物	5
Master Bedroom 主人睡房	59	Curtain 窗簾	1 set 組
	60	Ceiling Light 天花燈	1
	61	Bed Frame with Mattress 床架連床褥	1
	62	Bedside Table 床頭櫃	2
	63	Bedside Lamp 床頭燈	1
	64	Dressing Desk 化妝枱	1
	65	Chair 椅子	1
	66	Wardrobe 衣櫃	1
	67	Bed Sheet 床單	1
	68	Quilt with Cover 被連被套	1
	69	Pillow with Pillowcase 枕頭連枕頭套	2
	70	Artwork 掛畫	1
	71	Book 書	4
	72	Storage Box 收納盒	2
	73	Decorative box 裝飾盒	2
	74	Picture Frame 相框	1
	75	Ornament 擺設	3
Bathroom 3 浴室 3	76	Towel set 毛巾組合	1 set 組
	77	Bathroom Tray Set 浴室托盤套裝	1 set 組
	78	Artificial Floral Decoration 人造花卉擺設	1
Kitchen 廚房	79	Kitchen Utensil Set 廚具套裝組合	1
	80	Rack 架子	1
	81	Storage jar 儲物罐	3
Bathroom 1 浴室 1	82	Towel set 毛巾組合	1 set 組
	83	Bathroom Set 浴室套裝	1 set 組
	84	Artificial Floral Decoration 人造花卉擺設	1

(d) 「成交金額 90%[@] 第一按揭」安排 【只適用於「180 天付款計劃」】

買方可向賣方介紹之財務機構或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 90%[@] 或物業估價（由介紹之第一承按人釐定）之 90%[@]（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下條款及條件規限：

1. 買方必須於相關買賣合約指明付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
2. 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
3. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
4. 第一按揭貸款年期最長為 30 年。
5. 第一按揭之年利率以介紹之第一承按人引用之最優惠利率(P)減 2% (P-2%)計算。P 為浮動利率，於本價單的發出日期 P 為每年 5.25%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
6. 買方須每月供款，而利息由提款日起計算。
7. 第一按揭貸款及其相關擔保（如要）之法律文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及代墊付費用。
8. 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。
9. 第一按揭條款及條件及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及條件及批核條件的權利。
10. 有關第一按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方並無亦不得被視作就第一按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第一按揭的批核或不批核及/或任何第一按揭相關事宜而向賣方提出任何申索。

[@]在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

#以賣方代表律師實際收到款項日期計算

The arrangement of “first mortgage for 90% of Transaction Price[@]” 【Only applicable to “180 Days Payment Plan”】

The Purchaser may apply to the financial institution referred by the Vendor or any other company referred by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 90% of the Transaction Price[@] or 90% of the valuation of the Property[@] (as determined by the Referred First Mortgagee) (whichever is lower) (the “First Mortgage”). The First Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the relevant agreement for sale and purchase.
2. The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
3. The First Mortgage shall be secured by a first legal mortgage over the residential property purchased in the Development.
4. The maximum tenor of the First Mortgage Loan shall be 30 years.
5. The annual interest rate of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2% per annum (P-2%). P is subject to fluctuation. P as at the date of issuance of this price list is 5.25% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
6. The Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
7. All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors’ firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
8. The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.
9. The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.
10. The terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage and/or any matters relating to the First Mortgage.

[@] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

Subject to the actual date of payment(s) received by Vendor’s solicitors

(e) 「成交金額 90%@ 第一按揭」安排 II 【只適用於「免息 9 成按揭付款計劃」】

買方可向 “Starcom Venture Limited” 或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 90%@ 或物業估價（由介紹之第一承按人釐定）之 90%@（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下條款及條件規限：

1. 買方無須提供任何入息證明文件，但須提供介紹之第一承按人要求之其它證明文件。
2. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
3. 第一按揭年期為 2 年。
4. 買方無須通過壓力測試。
5. 買方必須於提取第一按揭後每個月償還相等於成交金額 0.3% 之部份本金予介紹之第一承按人，除此之外，買方無須於第一按揭年期期間就所提取之第一按揭貸款額支付任何其它本金或利息，惟買方須於第一按揭年期完結時或前還清所有第一按揭貸款額。
6. 所有第一按揭之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。
7. 如買方於提取第一按揭貸款日期後(1) 360 天內* 或 (2) 360 天後但 540 天內*付清第一按揭貸款額，可分別獲賣方送出 (1)成交金額 2.5% 之現金回贈；或 (2)成交金額 1% 之現金回贈。詳情以相關交易文件條款作準。
* 以介紹之第一承按人實際收到款項日期計算

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。

第一按揭條款及條件及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及條件及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方並無亦不得被視作就第一按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第一按揭的批核或不批核及或任何第一按揭相關事宜而向賣方提出任何申索。

@ 在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “first mortgage for 90% of Transaction Price@” II 【Only applicable to “90% Mortgage Payment Plan” 】

The Purchaser may apply to “Starcom Venture Limited” or any other company referred by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 90% of the Transaction Price@ or 90% of the valuation of the property@ (as determined by the Referred First Mortgagee) (whichever is lower) (the “First Mortgage”). The First Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser is not required to provide any income proof, but is required to provide other necessary documents upon request from the Referred First Mortgagee.
2. The First Mortgage shall be secured by a first legal mortgage over the residential property purchased in the Development.
3. The tenure of the First Mortgage is 2 years.
4. The Purchaser is not required to have the stress test.
5. The Purchaser shall repay part of the principal which is equivalent to 0.3% of the Transaction Price to the Referred First Mortgagee every month after the drawdown of the First Mortgage. Apart from this, the Purchaser is not required to repay any other principal or interest of the First Mortgage during the tenure of the First Mortgage, but the Purchaser shall repay all the principal of the First Mortgage within or at the end of the tenure of the First Mortgage.
6. All legal documents in relation to the First Mortgage must be prepared by the solicitors’ firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.
7. A cash rebate of (1) 2.5% of Transaction Price; or (2) 1% of Transaction Price will be provided to the Purchaser if the Purchaser settles the loan amount of the First Mortgage (1) within 360 days*; or (2) after 360 days but within 540 days* after the drawdown date of the First Mortgage loan respectively. Subject to the terms and conditions of the relevant transaction documents.
* subject to the actual date of payment(s) received by the Referred First Mortgagee

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage and/or any matters relating to the First Mortgage.

@ The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

4)(iv) 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代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他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/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. 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 of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)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 preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) 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:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之律師費及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

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

長江實業地產發展有限公司
Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：
Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited
美聯物業代理有限公司 Midland Realty International Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees
香港地產商有限公司及 其特許會員 Hong Kong Realty Association Limited & Chartered Members
云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited
香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members
佳誠物業顧問有限公司 Ka Shing Property Consultants Limited
富康盛地產顧問有限公司 Fu Hong Shing Property Consultant Limited
置業 2 地產代理有限公司 House 2 Property Agents Limited
新界村屋專門店物業代理有限公司 Village House Property Agency Limited
潤東置業(香港)有限公司 RUNDO Land (HK) Limited
一沙地產科技有限公司 One Sand Real Estate Technology Limited

請注意： 任何人可委任任何地產代理在購買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.

6) 賣方就發展項目指定的互聯網網站的網址為: **www.el-futuro.com.hk**

The address of the website designated by the vendor for the Development is: **www.el-futuro.com.hk**