

價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of the Phase	港島南岸的第 1 期（下稱「期數」） 期數中的住宅發展部分稱為「晉環」 Phase 1 of THE SOUTHSIDE (“the Phase”) The residential development of the Phase is known as “SOUTHLAND”	期數(如有) Phase No. (if any)	第 1 期 Phase 1
期數位置 Location of the Phase	香葉道 11 號 No. 11 Heung Yip Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase			800

印製日期 Date of Printing	價單編號 Number of Price List
14 September 2022	6

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
25 November 2022	6A	---
20 April 2023	6B	---
8 August 2023	6C	---
25 October 2023	6D	✓
5 December 2023	6E	✓
12 January 2024	6F	✓

11 March 2024	6G	✓
11 May 2024	6H	✓
11 November 2024	6I	---

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	
第1座 (1A) Tower 1 (1A)	22	A	112.101(1207) 露台 Balcony: 3.985 (43) 工作平台 Utility Platform: 1.595 (17)	\$55,640,000	496,338 (46,098)	--	--	--	--	--	--	--	--	--	--	--
	23	A	111.955 (1205) 露台 Balcony: 3.985 (43) 工作平台 Utility Platform: 1.595 (17)	\$56,010,000	500,290 (46,481)	--	--	--	--	--	--	--	--	--	--	--
	25	A	111.955 (1205) 露台 Balcony: 3.985 (43) 工作平台 Utility Platform: 1.595 (17)	\$56,478,000	504,471 (46,870)	--	--	--	--	--	--	--	--	--	--	--
	31	A	111.955 (1205) 露台 Balcony: 3.985 (43) 工作平台 Utility Platform: 1.595 (17)	\$60,240,000	538,073 (49,992)	--	--	--	--	--	--	--	--	--	--	--
	32	A	111.955 (1205) 露台 Balcony: 3.985 (43) 工作平台 Utility Platform: 1.595 (17)	\$60,973,000	544,621 (50,600)	--	--	--	--	--	--	--	--	--	--	--
	33	A	111.955 (1205) 露台 Balcony: 3.985 (43) 工作平台 Utility Platform: 1.595 (17)	\$61,709,000	551,195 (51,211)	--	--	--	--	--	--	--	--	--	--	--
	23	F	113.152 (1218) 露台 Balcony: 4.080 (44) 工作平台 Utility Platform: 1.505 (16)	\$57,557,000	508,670 (47,255)	--	--	--	--	--	--	--	--	--	--	--
	25	F	113.152 (1218) 露台 Balcony: 4.080 (44) 工作平台 Utility Platform: 1.505 (16)	\$57,930,000	511,966 (47,562)	--	--	--	--	--	--	--	--	--	--	--
	26	F	113.152 (1218) 露台 Balcony: 4.080 (44) 工作平台 Utility Platform: 1.505 (16)	\$58,304,000	515,271 (47,869)	--	--	--	--	--	--	--	--	--	--	--
	30	F	113.152 (1218) 露台 Balcony: 4.080 (44) 工作平台 Utility Platform: 1.505 (16)	\$61,703,000	545,311 (50,659)	--	--	--	--	--	--	--	--	--	--	--
	31	F	113.152 (1218) 露台 Balcony: 4.080 (44) 工作平台 Utility Platform: 1.505 (16)	\$61,935,000	547,361 (50,850)	--	--	--	--	--	--	--	--	--	--	--
	32	F	113.152 (1218) 露台 Balcony: 4.080 (44) 工作平台 Utility Platform: 1.505 (16)	\$62,167,000	549,411 (51,040)	--	--	--	--	--	--	--	--	--	--	--
第1座 (1B) Tower1 (1B)	11	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,707,000 \$9,563,000	435,075 355,396 (40,369) 32,976)	--	--	--	--	--	--	--	--	--	--	

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		
第1座 (1B) Tower 1 (1B)	12	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,724,000 \$9,577,000	435,707 355,916 (40,428 33,024)	--	--	--	--	--	--	--	--	--	--	--	
	15	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,741,000 \$9,591,000	436,339 356,437 (40,486 33,072)	--	--	--	--	--	--	--	--	--	--	--	
	16	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,743,000 \$9,592,000	436,413 356,474 (40,493 33,076)	--	--	--	--	--	--	--	--	--	--	--	--
	17	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,747,000 \$9,595,000 \$9,825,000	436,562 356,585 365,133 (40,507 33,086 33,879)	--	--	--	--	--	--	--	--	--	--	--	--
	18	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,782,000 \$9,624,000	437,862 357,663 (40,628 33,186)	--	--	--	--	--	--	--	--	--	--	--	--
	19	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,782,000 \$9,624,000	437,862 357,663 (40,628 33,186)	--	--	--	--	--	--	--	--	--	--	--	--
	20	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,801,000 \$9,640,000	438,568 358,258 (40,693 33,241)	--	--	--	--	--	--	--	--	--	--	--	--
	21	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,835,000 \$9,667,000	439,832 359,261 (40,810 33,334)	--	--	--	--	--	--	--	--	--	--	--	--
	22	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$11,860,000 \$9,688,000	440,761 360,042 (40,897 33,407)	--	--	--	--	--	--	--	--	--	--	--	--
	39	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$12,214,000 \$9,977,000	453,917 \$370,782 (42,117 34,403)	--	--	--	--	--	--	--	--	--	--	--	--
	40	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$12,519,000 \$10,226,000	465,252 380,036 (43,169 35,262)	--	--	--	--	--	--	--	--	--	--	--	--
	41	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$12,882,000 \$10,523,000	478,742 391,073 (44,421 36,286)	--	--	--	--	--	--	--	--	--	--	--	--
42	B	26.908 (290) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: - (-)	\$13,268,000 \$10,834,000	493,088 402,631 (45,752 37,359)	--	--	--	--	--	--	--	--	--	--	--	--	

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		
第2座 Tower 2 (2A)	40	A	107.601(1158) 露台 Balcony: 3.715 (40) 工作平台 Utility Platform: - (-)	\$59,762,000	555,404 (51,608)	--	--	--	--	--	--	--	--	--	--	--	
	41	A	107.601(1158) 露台 Balcony: 3.715 (40) 工作平台 Utility Platform: - (-)	\$60,360,000	560,961 (52,124)	--	--	--	--	--	--	--	--	--	--	--	
	27	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,584,000 \$17,596,000	465,522 397,946 (43,244 36,966)	--	--	--	--	--	--	--	--	--	--	--	--
	28	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,635,000 \$17,639,000	466,676 398,919 (43,351 37,057)	--	--	--	--	--	--	--	--	--	--	--	--
	29	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,635,000 \$17,639,000	466,676 398,919 (43,351 37,057)	--	--	--	--	--	--	--	--	--	--	--	--
	30	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,659,000 \$17,660,000	467,218 399,394 (43,401 37,101)	--	--	--	--	--	--	--	--	--	--	--	--
	31	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,685,000 \$17,682,000	467,806 399,891 (43,456 37,147)	--	--	--	--	--	--	--	--	--	--	--	--
	32	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,709,000 \$17,703,000	468,349 400,366 (43,506 37,191)	--	--	--	--	--	--	--	--	--	--	--	--
	33	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,735,000 \$17,725,000	468,937 400,864 (43,561 37,237)	--	--	--	--	--	--	--	--	--	--	--	--
	35	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,760,000 \$17,746,000	469,503 401,339 (43,613 37,282)	--	--	--	--	--	--	--	--	--	--	--	--
	36	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,785,000 \$17,768,000	470,068 401,836 (43,666 37,328)	--	--	--	--	--	--	--	--	--	--	--	--
	37	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,810,000 \$17,789,000	470,633 402,311 (43,718 37,372)	--	--	--	--	--	--	--	--	--	--	--	--
	38	B	44.217 (476) 露台 Balcony: 2.189 (24) 工作平台 Utility Platform: 1.502 (16)	\$20,897,000 \$17,863,000	472,601 403,985 (43,901 37,527)	--	--	--	--	--	--	--	--	--	--	--	--

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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		
第2座 (2B) Tower 2 (2B)	30	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,329,000 \$12,931,000	448,531 378,365 (41,655 35,139)	--	--	--	--	--	--	--	--	--	--	--	
	31	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,335,000 \$12,936,000	448,707 378,511 (41,671 35,152)	--	--	--	--	--	--	--	--	--	--	--	
	32	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,341,000 \$12,941,000	448,882 378,658 (41,688 35,166)	--	--	--	--	--	--	--	--	--	--	--	
	33	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,352,000 \$12,950,000 \$13,230,000	449,204 378,921 387,114 (41,717 35,190 35,951)	--	--	--	--	--	--	--	--	--	--	--	
	35	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,400,000 \$12,990,000	450,609 380,091 (41,848 35,299)	--	--	--	--	--	--	--	--	--	--	--	
	36	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,445,000 \$13,028,000	451,925 381,203 (41,970 35,402)	--	--	--	--	--	--	--	--	--	--	--	
	37	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,491,000 \$13,067,000	453,271 382,344 (42,095 35,508)	--	--	--	--	--	--	--	--	--	--	--	
	38	B	34.176 (368) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	\$15,646,000 \$13,198,000	457,807 386,177 (42,516 35,864)	--	--	--	--	--	--	--	--	--	--	--	
	39	C	95.620 (1029) 露台 Balcony: - (-) 工作平台 Utility Platform: 1.504 (16)	\$52,202,000	545,932 (50,731)	--	--	--	1.770 (19)	--	--	--	--	--	--	--	--
	40	C	99.129 (1067) 露台 Balcony: 3.509 (38) 工作平台 Utility Platform: 1.504 (16)	\$54,251,000	547,277 (50,844)	--	--	--	--	--	--	--	--	--	--	--	--
	41	C	99.129 (1067) 露台 Balcony: 3.509 (38) 工作平台 Utility Platform: 1.504 (16)	\$54,523,000	550,021 (51,099)	--	--	--	--	--	--	--	--	--	--	--	--
	5	D	27.282 (294) 露台 Balcony: 2.086 (22) 工作平台 Utility Platform: - (-)	\$13,500,000 \$11,010,000	494,832 403,563 (45,918 37,449)	--	--	--	18.617 (200)	--	--	--	--	--	--	--	--
	6	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,326,000 \$9,237,000	414,568 338,104 (38,524 31,418)	--	--	--	--	--	--	--	--	--	--	--	--

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第2座 Tower 2 (2B)	7	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,360,000 \$9,265,000	415,813 339,129 (38,639 31,514)	--	--	--	--	--	--	--	--	--	--	--	
	8	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,428,000 \$9,320,000	418,302 341,142 (38,871 31,701)	--	--	--	--	--	--	--	--	--	--	--	
	9	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,428,000 \$9,320,000	418,302 341,142 (38,871 31,701)	--	--	--	--	--	--	--	--	--	--	--	--
	10	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,462,000 \$9,348,000	419,546 342,167 (38,986 31,796)	--	--	--	--	--	--	--	--	--	--	--	--
	11	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,497,000 \$9,376,000	420,827 343,192 (39,105 31,891)	--	--	--	--	--	--	--	--	--	--	--	--
	12	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,531,000 \$9,404,000	422,072 344,217 (39,221 31,986)	--	--	--	--	--	--	--	--	--	--	--	--
	15	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,566,000 \$9,433,000	423,353 345,278 (39,340 32,085)	--	--	--	--	--	--	--	--	--	--	--	--
	16	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,600,000 \$9,460,000	424,597 346,266 (39,456 32,177)	--	--	--	--	--	--	--	--	--	--	--	--
	17	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,635,000 \$9,489,000	425,878 347,328 (39,575 32,276)	--	--	--	--	--	--	--	--	--	--	--	--
	18	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,705,000 \$9,546,000	428,441 349,414 (39,813 32,469)	--	--	--	--	--	--	--	--	--	--	--	--
	19	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,705,000 \$9,546,000	428,441 349,414 (39,813 32,469)	--	--	--	--	--	--	--	--	--	--	--	--
	20	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,740,000 \$9,574,000	429,722 350,439 (39,932 32,565)	--	--	--	--	--	--	--	--	--	--	--	--
21	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$11,775,000 \$9,603,000	431,003 351,501 (40,051 32,663)	--	--	--	--	--	--	--	--	--	--	--	--	

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		
第2座 Tower 2 (2B)	22	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,128,000 \$9,891,000	443,924 362,042 (41,252 33,643)	--	--	--	--	--	--	--	--	--	--	--	
	23	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,141,000 \$9,901,000	444,400 362,408 (41,296 33,677)	--	--	--	--	--	--	--	--	--	--	--	
	25	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,153,000 \$9,911,000	444,839 362,775 (41,337 33,711)	--	--	--	--	--	--	--	--	--	--	--	--
	26	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,165,000 \$9,921,000	445,278 363,141 (41,378 33,745)	--	--	--	--	--	--	--	--	--	--	--	--
	27	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,177,000 \$9,931,000	445,717 363,507 (41,418 33,779)	--	--	--	--	--	--	--	--	--	--	--	--
	28	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,201,000 \$9,950,000	446,596 364,202 (41,500 33,844)	--	--	--	--	--	--	--	--	--	--	--	--
	29	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,201,000 \$9,950,000	446,596 364,202 (41,500 33,844)	--	--	--	--	--	--	--	--	--	--	--	--
	30	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,214,000 \$9,961,000	447,072 364,605 (41,544 33,881)	--	--	--	--	--	--	--	--	--	--	--	--
	31	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,226,000 \$9,971,000	447,511 364,971 (41,585 33,915)	--	--	--	--	--	--	--	--	--	--	--	--
	32	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,238,000 \$9,981,000	447,950 365,337 (41,626 33,949)	--	--	--	--	--	--	--	--	--	--	--	--
	33	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,250,000 \$9,990,000	448,389 365,666 (41,667 33,980)	--	--	--	--	--	--	--	--	--	--	--	--
	35	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,263,000 \$10,001,000	448,865 366,069 (41,711 34,017)	--	--	--	--	--	--	--	--	--	--	--	--
36	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,275,000 \$10,011,000	449,305 366,435 (41,752 34,051)	--	--	--	--	--	--	--	--	--	--	--	--	

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
第2座 (2B)	37	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,644,000 \$10,312,000	462,811 377,452 (43,007 35,075)	--	--	--	--	--	--	--	--	--	--
Tower 2 (2B)	38	D	27.320 (294) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: - (-)	\$12,299,000 \$10,030,000	450,183 367,130 (41,833 34,116)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱期數的售樓說明書，以了解期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

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

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

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

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

(4) 註：在本第(4)段中，(a) 『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。(b) 『賣方』指香港鐵路有限公司，而『如此聘用的人』指怡騰投資有限公司，即獲香港鐵路有限公司聘用作統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this paragraph (4), (a) "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 amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the Transaction Price. (b) "Vendor" means MTR Corporation Limited and "Person so Engaged" means Ease Harvest Investments Limited, the person engaged by MTR Corporation Limited to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「的近律師行」或「DEACONS」。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "DEACONS" or "的近律師行".

(4)(i) **支付條款 Terms of Payment**

(A) **180 天現金優惠付款計劃 180-day Cash Payment Plan (照售價減 8%) (8% discount from Price)**

1. 成交金額 5%: 臨時訂金須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。
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. 成交金額 95%: 成交金額餘款須於買方簽署臨時買賣合約後 180 天內支付。
95% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 180 days after signing of the preliminary agreement for sale and purchase.

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

(a) 請參閱 (4)(i) Please refer to (4)(i)

(b) 「早鳥」優惠 "Early Bird" Benefit

買方可獲額外 3% 售價折扣優惠作為「早鳥」優惠。

An extra 3% discount from the Price would be offered to the Purchasers as the "Early Bird" Benefit.

(c) 「躍動港島南」優惠 "Invigorating Island South" Benefit

買方可獲額外 3% 售價折扣優惠作為「躍動港島南」優惠。

An extra 3% discount from the Price would be offered to the Purchasers as the "Invigorating Island South" Benefit.

(d) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit

買方可獲額外 4% 售價折扣優惠作為「印花稅津貼」優惠。

An extra 4% discount from the Price would be offered to the Purchasers as the "Subsidy of Stamp Duty" Benefit.

(e) 適用於:

Applicable to:

第 1 座(1B) 11,12,15,16,17,18,19,20,21,22,39,40,41,42 樓 B 單位 及 第 2 座(2B) 5,6,7,8,9,10,11,12,15,16,17,18,19,20,21,22,23,25,26,27,28,29,30,31,32,33,35,36,37,38 樓 D 單位 :
Tower 1(1B) 11,12,15,16,17,18,19,20,21,22,39,40,41,42/F Unit B and Tower 2(2B) 5,6,7,8,9,10,11,12,15,16,17,18,19,20,21,22,23,25,26,27,28,29,30,31,32,33,35,36,37,38/F Unit D :

「特選置業優惠」優惠 "Special Purchasing" Benefit

買方可獲額外 3.7% 售價折扣優惠作為「特選置業優惠」優惠。

An extra 3.7% discount from the Price would be offered to the Purchasers as the "Special Purchasing" Benefit.

(f) 適用於:

Applicable to:

第 1 座 (1B) 11,12,15,16,17,18,19,20,21,22,39,40,41,42 樓 B 單位 及 第 2 座 (2A) 27,28,29,30,31,32,33,35,36,37,38 樓 B 單位 及 第 2 座 (2B) 30,31,32,33,35,36,37,38 樓 B 單位 及 5,6,7,8,9,10,11,12,15,16,17,18,19,20,21,22,23,25,26,27,28,29,30,31,32,33,35,36,37,38 樓 D 單位:
Tower 1(1B) 11,12,15,16,17,18,19,20,21,22,39,40,41,42/F Unit B and Tower 2(2A) 27,28,29,30,31,32,33,35,36,37,38/F Unit B and Tower 2(2B) 30,31,32,33,35,36,37,38/F Unit B and 5,6,7,8,9,10,11,12,15,16,17,18,19,20,21,22,23,25,26,27,28,29,30,31,32,33,35,36,37,38/F Unit D:

額外折扣優惠 Extra Discount Benefit

買方可獲額外 10% 售價折扣優惠作為額外折扣優惠。

An extra 10% discount from the Price would be offered to the Purchasers as the Extra Discount Benefit.

(4)(iii) **可就購買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 (4)(i) 及 (4)(ii)

Please refer to (4)(i) and (4)(ii)

(b) **優先購買住宅停車位優惠**

Priority to Purchase Residential Car Parking Space

(1) 買方簽署臨時買賣合約購買任何下列指定住宅物業可獲認購期數內一個住宅停車位之權利。相關買方須根據賣方日後公佈的住宅停車位銷售安排內規定的時限、條款及方式決定是否認購住宅停車位，否則其認購住宅停車位的權利將會自動失效，買方不會為此獲得任何補償。

The Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties shall have an option to purchase one residential car parking space in the Phase. The relevant Purchaser must decide whether to purchase the residential car parking space in accordance with time limit, terms and method as prescribed by the sale arrangements of the residential car parking spaces to be announced by the Vendor, failing which the option to purchase the residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

第 1 座(1A) 22,23,25,31,32,33 樓 A 單位 及
第 1 座(1A) 23,25,26,30,31,32 樓 F 單位 及
第 2 座(2A) 40,41 樓 A 單位 及
第 2 座(2B) 39,40,41 樓 C 單位

Tower 1(1A) 22,23,25,31,32,33/F Unit A and
Tower 1(1A) 23,25,26,30,31,32/F Unit F and
Tower 2(2A) 40,41/F Unit A and
Tower 2(2B) 39,40,41/F Unit C

(2) 住宅停車位的售價及銷售安排詳情(包括但不限於揀選住宅停車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。

The price and details of sales arrangements of the residential car parking spaces (including but not limited to the order for selection of the residential car parking spaces) will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(3) 以上優惠並不影響買方根據買賣合約條款完成購買住宅物業之責任。

The above benefit does not affect the obligations of the purchaser to complete the purchase of the residential property pursuant to the terms of the agreement for sale and purchase.

(c) **送贈傢俱及物件優惠 (只適用於第 2 座(2B) 37 樓 D 單位)**

Free Furniture and Chattels Offer (only applicable to Tower 2(2B) 37/F Unit D)

第 2 座(2B) 37 樓 D 單位傢俱及物件清單

List of furniture and chattels of Tower 2(2B) 37/F Unit D

物品 Items	數量 Quantity	物品 Items	數量 Quantity	物品 Items	數量 Quantity
客廳 Living Room					
檯 Desk	1	檯燈 Table Lamp	1	床及床褥 Bed and Mattress	1
椅 Chair	1	柔紗簾 Triple Shade	2	餐巾 Napkin	2
地燈 Floor Lamp	1	畫 Painting	2	餐巾環 Napkin Ring	2
矮櫃 Low Cabinet	1	床邊櫃 Bed Side Table	1	毯 Blanket	1
餐桌 Dining Table	1	電視遊戲機 TV Game Player	1	餐碟 Plate	4
被及被袋 Duvet Cover and Insert	1	餐椅 Dining Chair	2	碗 Bowl	2
電視 Television	1	裝飾 Ornament	8	裝飾杯 Decorative Cup	6
枕頭 Pillows	4	衣服 Clothes	6	香薰 Aroma Diffuser	1
床單 Bed Sheet	1	衣架 Hanger	4	托盤 Tray	1
咕啞 Cushion	3	吊燈 Pendant Lamp	2	烹調鍋 Cooking Pot	1
盆栽植物 Pot Plant	2	收納盒 Storage Box	1	餐具 Tableware	4
相框 Picture Frame	1	書 Book	9		

浴室 Bathroom					
浴室配件連托碟 Bathroom Accessories Set with Plate	1	盆栽植物 Pot Plant	1	蠟燭 Candle	1
收納盒 Storage Box	1	皂液 Liquid Soap	4	毛巾 Towel	4

有關上述傢俱及物件的設計、顏色、物料及數量，請向賣方查詢。有關傢俱及物件將於有關單位成交日「現狀」及「屆時之現狀」交予買方。賣方不會就任何該等傢俱或物件或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證或陳述，或負責任何維修或保養。送贈傢俱及物件優惠受其他條款及條件約束。詳情請參閱相關交易文件。如有爭議，賣方有絕對酌情權作出決定。送贈傢俱及物件優惠由如此聘用的人提供或安排。賣方(即香港鐵路有限公司)與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。所有有關該等贈品、財務優惠或利益的申索或爭議，買方應直接聯絡如此聘用的人或相關提供者(視情況而定)。

For details of the design, colour, materials and quantity of the furniture and chattels set out above, please enquire with the Vendor. The furniture and objects will be delivered to the purchaser upon completion of the sale and purchase of the relevant unit in their “as-is” and “then as-is” condition. No warranty or representation whatsoever is given by the Vendor in any respect regarding any of the furniture or chattels or the condition, state, quality or fitness of any of the furniture or chattels or as to whether any of the furniture or chattels is or will be in working conditions, nor any repair or maintenance obligation whatsoever is taken up. The Free Furniture and Chattels Offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details. The Vendor shall have the absolute discretion in case of dispute. The Free Furniture and Chattels Offer is offered or arranged by the Person So Engaged. The Vendor (i.e. MTR Corporation Limited) is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto. All claims and disputes relating to such gift, financial advantage or benefit shall be directed to the Person So Engaged or the relevant provider (as the case may be).

送贈傢俱及物件優惠 (只適用於第 1 座(1B) 17 樓 B 單位)
Free Furniture and Chattels Offer (only applicable to Tower 1(1B) 17/F Unit B)

買方揀選下列指明住宅物業，可享有以下送贈傢俱及物件優惠：

The Purchaser of the following specified residential property shall be entitled to the Free Furniture and Chattels Offer below:

- 買方須付清指明住宅物業之樓價及按買賣合約完成指明住宅物業買賣，不管就送贈傢俱及物件優惠有否引起任何爭議。

The Purchaser shall settle the full amount of the purchase price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether there is any dispute arising from the Free Furniture and Chattels Offer.

- 如此聘用的人、賣方或其代表不會就送贈傢俱及物件優惠及該傢俱提供保養或作出任何保證或陳述，更不會就該傢俱狀況、狀態、品質、性能、設計、顏色、物料或任何該傢俱是否或會否在可運作狀態作出任何保證及陳述。

The Person so Engaged, the Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Free Furniture and Chattels Offer and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture’s condition, state, quality, fitness, design, colour, materials or as to whether any of the Furniture is or will be in working condition.

- 送贈傢俱及物件優惠受其他條款及細則約束。如此聘用的人或賣方不會就送贈傢俱及物件優惠和/或該傢俱承擔任何直接或間接的責任或損失。

The Free Furniture and Chattels Offer is subject to other terms and conditions. The Person so Engaged or the Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Free Furniture and Chattels Offer and/or the Furniture.

第 1 座(1B) 17 樓 B 單位傢俱及物件清單

List of furniture and chattels of Tower 1(1B) 17/F Unit B

物品 Items	數量 Quantity	物品 Items	數量 Quantity	物品 Items	數量 Quantity	物品 Items	數量 Quantity
客廳 Living Room / 飯廳 Dining Room							
沙發床 Sofa Bed	1	酒杯 Wine Glass	2	書 Book	6	領帶 Tie	2
床頭几 Bedside Table	1	餐巾 Napkin	2	杯及茶匙 Cup with Teaspoon	2	腰帶 Belt	1
沙發茶几 Sofa Side Table	1	餐巾環 Napkin Ring	2	杯墊 Coaster	2	圍巾 Scarf	1
地毯 Rug	1	燭台 Candle Holder	2	儲物盒 Storage Box	3	衣架 Hanger	5
壁畫 Wall Art	2	蠟燭 Candle	2	相框 Photo Frame	1	袋 Bag	2
電視櫃 TV Cabinet	1	花瓶 Vase	3	水晶雕塑花瓶 Crystal Sculpture Vase	2	拖鞋 Slippers	2
地燈 Floor Lamp	1	裝飾花 Decorative Flower	4	船型托盤 Boat Style Tray	1	窗簾 Curtain	1
餐枱 Dining Table	1	小食碗 Snack Bowls	3	外套 Jacket/Cardigan	3	窗紗 Sheer	1

椅子 Dining Chair	2	咕啞 Cushion	3	襯衫 Shirt/Blouse	2		
吊燈 Pendant Lamp	1	枱燈 Table Lamp	1	針織上衣 Knit Top	1		
餐具 Dinnerware	2	香薰 Diffuser	1	褲子 Trouser	2		
浴室 Bathroom							
毛巾 Towel	3	香薰蠟燭 Perfume Candle	1	乳液瓶 Soap Dispenser	1	水磨石鬚刨座 Terrazzo Holder	1
浴巾 Bath Towel	2	花瓶 Vase	1	杯子 Tumbler	1	紅色裝飾品 Red Decorative Item	1
潤膚霜 Body Lotion	1	假植物 Fake Pot Plant	1	肥皂碟 Soap Dish	1		
洗手液 Hand Wash	1	儲物盒 Storage Box	1	肥皂 Soap	1		
開放式廚房 Open Kitchen							
煎鍋 Skillet	1	假檸檬 Fake Lemon	6	碗 Bowl	2	杯墊 Coaster	2
書 Book	3	玻璃碗 Glass Bowl	1	紙巾 Paper Towel	1		
玻璃罐 Glass Jar	3	杯 Cup	2	調味品 Condiments	5		

有關上述傢俱及物件的設計、顏色、物料及數量，請向賣方查詢。有關傢俱及物件將於有關單位成交日「現狀」及「屆時之現狀」交予買方。賣方不會就任何該等傢俱或物件或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證或陳述，或負責任何維修或保養。送贈傢俱及物件優惠受其他條款及條件約束。詳情請參閱相關交易文件。如有爭議，賣方有絕對酌情權作出決定。送贈傢俱及物件優惠由如此聘用的人提供或安排。賣方(即香港鐵路有限公司)與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。所有有關該等贈品、財務優惠或利益的申索或爭議，買方應直接聯絡如此聘用的人或相關提供者(視情況而定)。

For details of the design, colour, materials and quantity of the furniture and chattels set out above, please enquire with the Vendor. The furniture and objects will be delivered to the purchaser upon completion of the sale and purchase of the relevant unit in their “as-is” and “then as-is” condition. No warranty or representation whatsoever is given by the Vendor in any respect regarding any of the furniture or chattels or the condition, state, quality or fitness of any of the furniture or chattels or as to whether any of the furniture or chattels is or will be in working conditions, nor any repair or maintenance obligation whatsoever is taken up. The Free Furniture and Chattels Offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details. The Vendor shall have the absolute discretion in case of dispute. The Free Furniture and Chattels Offer is offered or arranged by the Person So Engaged. The Vendor (i.e. MTR Corporation Limited) is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto. All claims and disputes relating to such gift, financial advantage or benefit shall be directed to the Person So Engaged or the relevant provider (as the case may be).

送贈傢俱及物件優惠 (只適用於第 2 座(2B) 33 樓 B 單位)

Free Furniture and Chattels Offer (only applicable to Tower 2(2B) 33/F Unit B)

買方揀選下列指明住宅物業，可享有以下送贈傢俱及物件優惠：

The Purchaser of the following specified residential property shall be entitled to the Free Furniture and Chattels Offer below:

- 買方須付清指明住宅物業之樓價及按買賣合約完成指明住宅物業買賣，不管就送贈傢俱及物件優惠有否引起任何爭議。

The Purchaser shall settle the full amount of the purchase price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether there is any dispute arising from the Free Furniture and Chattels Offer.

- 如此聘用的人、賣方或其代表不會就送贈傢俱及物件優惠及該傢俱提供保養或作出任何保證或陳述，更不會就該傢俱狀況、狀態、品質、性能、設計、顏色、物料或任何該傢俱是否或會否在可運作狀態作出任何保證及陳述。

The Person so Engaged, the Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Free Furniture and Chattels Offer and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture’s condition, state, quality, fitness, design, colour, materials or as to whether any of the Furniture is or will be in working condition.

- 送贈傢俱及物件優惠受其他條款及細則約束。如此聘用的人或賣方不會就送贈傢俱及物件優惠和/或該傢俱承擔任何直接或間接的責任或損失。

The Free Furniture and Chattels Offer is subject to other terms and conditions. The Person so Engaged or the Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Free Furniture and Chattels Offer and/or the Furniture.

第 2 座(2B) 33 樓 B 單位傢俱及物件清單

List of furniture and chattels of Tower 2(2B) 33/F Unit B

物品 Items	數量 Quantity	物品 Items	數量 Quantity	物品 Items	數量 Quantity	物品 Items	數量 Quantity
客廳 Living Room / 飯廳 Dining Room							
沙發 Sofa	1	酒吧椅 Bar Chair	2	圓托盤 Round Tray	1	相框 Photo Frame	1
茶几 Side Table	1	吊燈 Pendant Lamp	2	玻璃杯及茶匙 Glass Cup with	1	船型托盤 Boat Style Tray	1

				Teaspoon (2件套2 pcs set)			
壁畫 Wall Art	1	金屬雕塑擺設 Metal Sculpture	1	玻璃罐及糖 Glass Jar with Sugar	1	書 Book	3
地毯 Rug	1	花瓶 Vase	2	茶壺 Teapot	1	金色和橙色的碗 Gold & Orange Bowl	1
電視櫃 TV Cabinet	1	裝飾盒 Decorative Box	1	裝飾花 Decorative Flower	4	酒杯 Wine Glass	1
地燈 Floor Lamp	1	蛋糕架 Cake Stand	1	咕啞 Cushion	3	鏡子托盤 Mirror Tray	1
鏡 Mirror	1	假馬卡龍 Fake Macaron	5	香薰 Diffuser	1	窗簾 Curtain	1
吧枱 Bar Table	1	假烤餅 Fake Scones	5	石雕塑擺設 Stone Sculpture	1	窗紗 Sheer	1
睡房 Bedroom							
床架 Bed Frame	1	衣櫃 Wardrobe	1	枕頭套 Pillowcase	4	鏡框 Picture Frame	1
床褥 Mattress	1	吊燈 Pendant Lamp	1	枕頭 Pillow	4	收納盒 Storage Box	2
壁畫 Wall Art	1	床單 Fitted Sheet	1	咕啞 Cushion	3	香薰 Diffuser	1
床頭几 Bedside Table	1	被套 Duvet Cover	1	毯 Throw	1	窗簾 Curtain	1
枱燈 Table Lamp	1	被芯 Duvet Filler	1	水晶裝飾盒 Crystal Decorative Box	1	窗紗 Sheer	1
浴室 Bathroom							
毛巾 Towel	3	裝飾花 Decorative Flower	5	杯子 Tumbler	1	水晶罐 Crystal Canister	1
浴巾 Bath Towel	2	香薰蠟燭 Perfume Candle	1	肥皂碟 Soap Dish	1	牙刷 Toothbrush	2
洗手液 Hand Wash	1	托盤組 Tray Set	1	肥皂 Soap	1		
潤膚霜 Body Lotion	1	圓形裝飾盒 Round Decorative Box	1	兔子雕塑 Rabbit Sculpture	1		
花瓶 Vase	1	乳液瓶 Soap Dispenser	1	鹿雕塑 Deer Sculpture	1		
開放式廚房 Open Kitchen							
鍋 Pot	1	托盤 Tray	2	假龍舌蘭酒 Fake Tequila	1	調味品 Condiments	5
書 Book	3	假冰粒 Fake Ice	1	花瓶 Vase	1		
冰桶 Ice Bucket	1	廚具 Kitchen Utensils	1	裝飾葉 Decorative Leaf	4		
酒杯 Wine Glass	3	玻璃罐 Glass Jar (3件套3 pcs set)	1	紙巾 Paper Towel	1		

有關上述傢俱及物件的設計、顏色、物料及數量，請向賣方查詢。有關傢俱及物件將於有關單位成交日「現狀」及「屆時之現狀」交予買方。賣方不會就任何該等傢俱或物件或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證或陳述，或負責任何維修或保養。送贈傢俱及物件優惠受其他條款及條件約束。詳情請參閱相關交易文件。如有爭議，賣方有絕對酌情權作出決定。送贈傢俱及物件優惠由如此聘用的人提供或安排。賣方(即香港鐵路有限公司)與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。所有有關該等贈品、財務優惠或利益的申索或爭議，買方應直接聯絡如此聘用的人或相關提供者(視情況而定)。

For details of the design, colour, materials and quantity of the furniture and chattels set out above, please enquire with the Vendor. The furniture and objects will be delivered to the purchaser upon completion of the sale and purchase of the relevant unit in their “as-is” and “then as-is” condition. No warranty or representation whatsoever is given by the Vendor in any respect regarding any of the furniture or chattels or the condition, state, quality or fitness of any of the furniture or chattels or as to whether any of the furniture or chattels is or will be in working conditions, nor any repair or maintenance obligation whatsoever is taken up. The Free Furniture and Chattels Offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details. The Vendor shall have the absolute discretion in case of dispute. The Free Furniture and Chattels Offer is offered or arranged by the Person So Engaged. The Vendor (i.e. MTR Corporation Limited) is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto. All claims and disputes relating to such gift, financial advantage or benefit shall be directed to the Person So Engaged or the relevant provider (as the case may be).

**(d) 適用於:
Applicable to:**

第 1 座 (1B) 11,12,15,16,17,18,19,20,21,22,39,40,41,42 樓 B 單位 及 第 2 座 (2A) 27,28,29,30,31,32,33,35,36,37,38 樓 B 單位 及 第 2 座 (2B) 30,31,32,33,35,36,37,38 樓 B 單位 及 5,6,7,8,9,10,11,12,15,16,17,18,19,20,21,22,23,25,26,27,28,29,30,31,32,33,35,36,37,38 樓 D 單位:

Tower 1(1B) 11,12,15,16,17,18,19,20,21,22,39,40,41,42/F Unit B and Tower 2(2A) 27,28,29,30,31,32,33,35,36,37,38/F Unit B and Tower 2(2B) 30,31,32,33,35,36,37,38/F Unit B and 5,6,7,8,9,10,11,12,15,16,17,18,19,20,21,22,23,25,26,27,28,29,30,31,32,33,35,36,37,38/F Unit D:

提前付清成交金額現金回贈 Early Settlement Cash Rebate

如買方提前於正式合約訂明的付款限期日之前付清成交金額餘額，可獲賣方根據以下列表送出「提前付清成交金額現金回贈」。

Where a Purchaser settles the balance of the transaction price earlier than the due date of payment specified in the Agreement for Sale and Purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" offered by the Vendor according to the table below.

提前付清成交金額現金回贈列表 Early Settlement Cash Rebate Table

付清成交金額餘額日期 Date of settlement of the balance of the transaction price	提前付清成交金額現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約的日期後 120 日內 Within 120 days after the date of signing of the Provisional Agreement for Sale and Purchase	成交金額 2.5% 2.5% of the transaction price

買方須於擬提前付清成交金額餘額日前最少 30 日，以書面向賣方申請提前付清成交金額現金回贈，賣方會於收到申請並核實資料後於指明住宅物業買賣完成交易時將提前付清成交金額現金回贈直接用於支付部份成交金額餘額。

The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the intended date of early settlement of the balance of the transaction price. After the Vendor has received the application from the Purchaser and has duly verified the information, the Vendor will apply the Early Settlement Cash Rebate in part payment of the balance of the transaction price directly upon completion of the sale and purchase of the specified residential property(ies).

(e) 傢俱組合優惠 Furniture Package Benefit

買方揀選下列任何一個指明住宅物業，可享有以下傢俱組合優惠：

The Purchaser of any one of the specified residential properties in the following table shall be entitled to the Furniture Package benefits below:

Tower 座數	Floor 樓層	Flat 單位
Tower 1(1B) 第 1 座(1B)	15,19,20,21	B
Tower 2(2B) 第 2 座(2B)	30,37	B

1. 傢俱組合優惠由如此聘用的人安排並由指定傢俱供應商提供。買方在按買賣合約完成買賣交易的情況下，可免費獲贈表 1 所列明的適用於其購買的指明住宅物業之裝飾、傢俱和物件(「該傢俱」)。有關該傢俱的詳情(包括但不限於設計、顏色及物料)，請向各指定傢俱供應商查詢。

The Furniture Package Benefit is arranged by the Person So Engaged and provided by the designated furniture providers respectively. Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the specified residential property purchased by the Purchaser as listed in the table 1 (the "Furniture") free of charge. For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture provider.

2. 買方須付清指明住宅物業之樓價及按買賣合約完成指明住宅物業買賣，不管：

The Purchaser shall settle the full amount of the purchase price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

(a) 就傢俱組合優惠有否引起任何爭議；及

there is any dispute arising from the Furniture Package Benefit; and

(b) 指定傢俱供應商交付予買方的所有或任何該傢俱是否與傢俱組合優惠之條款一致。

all or any of the Furniture delivered by the designated furniture providers to the Purchaser is in accordance with the terms of the Furniture Package Benefit.

3. 如此聘用的人、賣方或其代表不會就傢俱組合優惠及該傢俱提供保養或作出任何保證或陳述，更不會就該傢俱狀況、狀態、品質、性能、設計、顏色、物料或任何該傢俱是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢俱有任何異議或質詢，應直接聯絡指定傢俱供應商。

The Person so Engaged, the Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Package Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness, design, colour, materials or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact designated furniture provider directly.

4. 傢俱組合優惠受其他條款及細則約束。如此聘用的人或賣方不會就傢俱優惠和/或該傢俱承擔任何直接或間接的責任或損失。

The Furniture Package Benefit is subject to other terms and conditions. The Person so Engaged or the Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

表 1a—第 1 座(1B) 15,19,20,21 樓 B 單位裝飾、傢俱及物件清單

Table 1a—List of decoration, furniture and chattels of Tower 1(1B) 15,19,20,21/F Unit B

物品 Items	數量 Quantity	物品 Items	數量 Quantity	物品 Items	數量 Quantity
客廳 Living Room / 飯廳 Dining Room					

吧枱 Bar Table	1	酒吧椅 Bar Chair	2	床 Bed	1
床褥 Mattress	1	床頭櫃 Bedside Table	1	枱燈 Table Lamp	1
邊几 Console	1	地燈 Floor Lamp	1	掛畫 Artwork	1

表 1b—第 2 座(2B) 30,37 樓 B 單位裝飾、傢俱及物件清單

Table 1b—List of decoration, furniture and chattels of Tower 2(2B) 30,37/F Unit B

物品 Items	數量 Quantity	物品 Items	數量 Quantity	物品 Items	數量 Quantity
客廳 Living Room / 飯廳 Dining Room					
吧枱 Bar table	1	酒吧椅 Bar Chair	2	沙發 Sofa	1
咖啡桌 Coffee Table	1	電視櫃 TV Cabinet	1	掛畫 Artwork	1
Bedroom 睡房					
床 Bed	1	床褥 Mattress	1	床頭櫃 Bedside Table	1
枱燈 Table Lamp	1	衣櫃 Wardrobe	1	掛畫 Artwork	1

(4)(iv) 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

1. 買方須負責所有律師費及雜費支出。如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買的一切法律文件，並由賣方代表律師同時處理物業按揭事宜，賣方律師將豁免買方原先須支付有關處理買賣合約及其後之轉讓契之律師費用，但不包括樓花按揭/按揭(如有)、擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。

The Purchaser shall be responsible for all legal costs and expenses. If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase, and the mortgage is handled by the Vendor's solicitors as well, the Vendor's solicitors shall waive the legal costs in respect of the agreement for sale and purchase and the subsequent assignment which would otherwise be payable by the Purchaser, exclusive of the legal costs in respect of equitable mortgage / mortgage (if any), any guarantees and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.

2. 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

3. 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅、額外印花稅、買家印花稅、附加印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他雜費及支出。

All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(v) 買方須為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

一切製作、登記及完成發展項目主公契和及管理協議及期數的副公契及管理協議(合稱「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認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅新/較高稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律費用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費用及其他支出，均由買方負責及支付。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement of the Development and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase (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 agreement for sale and purchase 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 new/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.

(5) 賣方已委任地產代理在期數中的指明住宅物業的出售過程中行事：

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

賣方委任的代理:

Agents appointed by the vendor:

怡騰物業代理有限公司 Ease Harvest Real Estate Agent Company Limited

怡騰物業代理有限公司委任的次代理:

Sub-Agents appointed by Ease Harvest Real Estate Agent Company Limited

- | | |
|-------------------------|--|
| 1. 中原地產代理有限公司 | Centaline Property Agency Limited |
| 2. 世紀 21 集團有限公司及旗下特許經營商 | Century 21 Group Limited and Franchisees |
| 3. 香港(國際)地產商會有限公司及其特許會員 | Hong Kong (International) Realty Association Limited & Chartered Members |
| 4. 香港置業(代理)有限公司 | Hong Kong Property Services (Agency) Limited |
| 5. 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 |
| 6. 仲量聯行有限公司 | Jones Lang LaSalle Limited |
| 7. 祥益地產代理有限公司 | Many Wells Property Agent Limited |
| 8. 美聯物業代理有限公司 | Midland Realty (International) Limited |
| 9. 云房網絡(香港)代理有限公司 | QFang Network (Hong Kong) Agency Limited |
| 10. 利嘉閣地產有限公司 | Ricacorp Properties Limited |
| 11. 第一太平戴維斯 (香港) 有限公司 | Savills (Hong Kong) Limited |
| 12. 中遠地產有限公司 | Central Realty Limited |

請注意：任何人可委任任何地產代理在購買期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為：<http://www.southland.hk>。

The address of the website designated by the Vendor for the Phase is: <http://www.southland.hk>.