

## 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	芳菲 Madera Garden	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	勝利道5號 5 Victory Avenue		
發展項目中的住宅物業的總數 The total number of residential properties in the Development		71	

印製日期 Date of Printing	價單編號 Number of Price List
22/7/2021	1

### 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 Number 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
10/8/2021	1A	無 NIL
29/8/2022	1B	無 NIL
8/11/2022	1C	無 NIL
25/02/2023	1D	無 NIL
18/03/2023	1E	✓
06/04/2023	1F	無 NIL
19/04/2023	1G	無 NIL
21/08/2023	1H	無 NIL
10/04/2026	1I	無 NIL

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	其他指明項目的面積 (不計入實用面積) 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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
芳菲 Madera Garden	21	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,055,000	348,673 (32,376)	--	0.05 (1);	--	--	--	--	--	--	--	--
	18	#A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,619,000	338,575 (31,439)	--	0.05 (1);	--	--	--	--	--	--	--	--
	17	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,338,000	332,067 (30,834)	--	0.05 (1);	--	--	--	--	--	--	--	--
	16	#A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,199,000	328,848 (30,535)	--	0.05 (1);	--	--	--	--	--	--	--	--
	11	#A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,791,000	319,399 (29,658)	--	0.05 (1);	--	--	--	--	--	--	--	--
	10	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,655,000	316,249 (29,366)	--	0.05 (1);	--	--	--	--	--	--	--	--
	9	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,525,000	313,238 (29,086)	--	0.05 (1);	--	--	--	--	--	--	--	--
	6	#A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,009,000	301,288 (27,976)	--	0.05 (1);	--	--	--	--	--	--	--	--
	5	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,620,000	292,278 (27,140)	--	0.05 (1);	--	--	--	--	--	--	--	--
	3	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,496,000	289,407 (26,873)	--	0.05 (1);	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)	其他指明項目的面積 (不計入實用面積) 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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
芳菲 Madera Garden	18	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,105,000	342,602 (31,836)	--	--	--	--	--	--	--	--	--	--
	17	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,930,000	336,017 (31,224)	--	--	--	--	--	--	--	--	--	--
	16	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,844,000	332,781 (30,923)	--	--	--	--	--	--	--	--	--	--
	15	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,757,000	329,508 (30,619)	--	--	--	--	--	--	--	--	--	--
	12	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,673,000	326,347 (30,325)	--	--	--	--	--	--	--	--	--	--
	11	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,589,000	323,186 (30,031)	--	--	--	--	--	--	--	--	--	--
	10	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,504,000	319,988 (29,734)	--	--	--	--	--	--	--	--	--	--
	9	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,423,000	316,940 (29,451)	--	--	--	--	--	--	--	--	--	--
	8	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,340,000	313,817 (29,161)	--	--	--	--	--	--	--	--	--	--
	7	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,181,000	307,834 (28,605)	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)	其他指明項目的面積 (不計入實用面積) 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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
芳菲 Madera Garden	6	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,101,000	304,824 (28,325)	--	--	--	--	--	--	--	--	--	--
	5	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,023,000	301,889 (28,052)	--	--	--	--	--	--	--	--	--	--
	3	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,946,000	298,992 (27,783)	--	--	--	--	--	--	--	--	--	--
	2	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	<del>7,556,000</del> 7,707,000	284,317 <del>(26,420)</del> 289,998 (26,948)	--	--	--	--	--	--	--	--	--	--
	9	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,889,000	308,934 (28,717)	--	--	--	--	--	--	--	--	--	--
	8	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,773,000	305,919 (28,437)	--	--	--	--	--	--	--	--	--	--
	7	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,548,000	300,073 (27,894)	--	--	--	--	--	--	--	--	--	--
	6	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,330,000	294,408 (27,367)	--	--	--	--	--	--	--	--	--	--
	5	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,000,000	285,833 (26,570)	--	--	--	--	--	--	--	--	--	--
	3	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	10,667,000	277,180 (25,766)	--	--	--	--	--	--	--	--	--	--

### 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) 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（即售價經計算適用支付條款及折扣後(如有)之價錢），因應相關支付條款及／或折扣(如有)按售價計算得出之價目，四捨五入至最近的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 the agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discounts (if any) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded to the nearest thousand to determine the Transaction Price.

(4)(i) 支付條款：

Terms of payment:

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%作為臨時訂金，其中港幣\$100,000.00 須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方律師行“胡關李羅律師行”。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the remaining portion of the Preliminary Deposit can be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong, and shall be made payable to the vendor's solicitors “Woo Kwan Lee & Lo”.

- (a) 無此編號之支付條款 **No terms of payment under such numbering.**
- (b) 無此編號之支付條款 **No terms of payment under such numbering.**
- (c) 無此編號之支付條款 **No terms of payment under such numbering.**

(d) 現金優惠付款計劃 (照價減 6%)

**Cash Payment Plan (6% discount from the Price)**

- (1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。  
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額餘額(即成交金額95%)於買方簽署臨時買賣合約後120天內繳付。  
The balance of the Transaction Price (i.e. 95% of the Transaction Price) shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(e) 無此編號之支付條款 **No terms of payment under such numbering.**

(f) Madera 輕鬆一按付款計劃 (照價減 4%)

**Madera Relax First Mortgage Payment Plan (4% discount from the Price)**

- (1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。  
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。  
5% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後180天內繳付。  
5% of the Transaction Price being Further Deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後270天內繳付。  
5% of the Transaction Price being Further Deposit shall be paid within 270 days after signing of the preliminary agreement for sale and purchase.

(5) 成交金額餘額(即成交金額80%)於買方簽署臨時買賣合約後360天內繳付。

The balance of the Transaction Price (i.e. 80% of the Transaction Price) shall be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(g) 「先租後買」付款計劃(照價減10%)(只適用於本價單第2部份標有"#"的住宅物業)

**Lease with Option to Purchase Plan (10% discount from the Price) (Only applicable to residential property(ies) that is/are marked with "#" in Part 2 of this price list)**

(1) 成交金額5%(臨時訂金)於買方簽署臨時買賣合約時繳付。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額餘額(即成交金額95%)於買方簽署臨時買賣合約後60天內繳付。

The balance of the Transaction Price (i.e. 95% of the Transaction Price) shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

(h) 無此編號之支付條款 **No terms of payment under such numbering.**

(4)(ii) 售價獲得折扣的基礎：

The basis on which any discount on the price is available:

(a) 見上述第4(i)段

See paragraph 4(i) above

(b) Facebook/Instagram 讚好優惠

Like Facebook/Instagram Benefit

買方可獲額外 1%售價折扣優惠作為「Facebook/Instagram 讚好優惠」。

An extra 1% discount from the Price would be offered to the Purchasers as the "Like Facebook/Instagram Benefit".

(c) Living Aesthetic 生活美學優惠

Living Aesthetic Benefit

買方可獲額外 2%售價折扣優惠作為「Living Aesthetic生活美學優惠」。

An extra 2% discount from the Price would be offered to the Purchasers as the "Living Aesthetic Benefit".

(d) 兩鐵三線優惠

Super Railway Benefit

買方可獲額外 2%售價折扣優惠作為「兩鐵三線優惠」。

An extra 2% discount from the Price would be offered to the Purchasers as the "Super Railway Benefit".

(e) 名門望族優惠

Prestigious Family Benefit

如買方及其家人同時各別購買一個或以上，或買方獨自同時購買二個或以上指明住宅物業，每個該等指明住宅物業均可獲得相等於額外0.5%售價折扣優惠。所有購買之指明住宅物業之臨時買賣合約必須同時簽署。

If a Purchaser and his/her immediate family member each purchases one or more specified residential property(ies) or a Purchaser purchases two or more specified residential properties at the same time, an extra 0.5% discount from the Price would be offered for each of such specified residential properties purchased. The preliminary agreement(s) for sale and purchase for all the specified residential properties purchased must be entered into at the same time.

備註：「家人」就任何個人而言，指其配偶、父母、子女、兄弟、姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

Notes: "Immediate family member" in relation to an individual, means a spouse, parent, child, sibling, grandparent or grandchild of the individual.

(f) 利息補貼折扣

Interest Subsidy Benefit

買方可獲額外 4%售價折扣優惠作為「利息補貼折扣」。

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

(g) 協成行以人為本置業優惠

Hip Shing Hong People-Oriented Purchase Benefit

買方可獲額外 7.5%售價折扣優惠作為「協成行以人為本置業優惠」。

An extra 7.5% discount from the Price would be offered to the Purchasers as the "Hip Shing Hong People-Oriented Purchase Benefit".

(h) 先租後買折扣優惠

Option to Purchase Discount

(只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第三十六個月後至租約租期第三十九個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「先租後買」付款計劃(g)

(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who purchases his/her/their leased residential property pursuant to an option to purchase granted by the vendor after the 36<sup>th</sup> month of the lease term but on or before the expiration of the 39<sup>th</sup> month of the lease term and has selected Payment Plan (g) "Lease with Option to Purchase Plan" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守:-

Subject to the compliance with all the following conditions by the purchaser(s):-

買方(作為租客)與賣方(作為業主)就該住宅物業已簽訂一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租約租期第三十九個月屆滿或之前行使的認購權(租約格式及內容由賣方訂明) (「含有認購權之租約」);

the purchaser(s) (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the purchaser(s) as tenant after the 36<sup>th</sup> month of the commencement date of the lease term but on or before the expiration of the 39<sup>th</sup> month of the lease term (in such form and content as specified by the Vendor) (the "Lease with Option to Purchase") with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(i) 買方為該住宅物業的現有租客;

the purchaser(s) is the sitting tenant of the residential property;

(ii) 買方在整個含有認購權之租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之租約的條款及細則;

the purchaser(s) has duly performed and observed the terms and conditions of the Lease with Option to Purchase throughout the term of the Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iii) 買方(作為租客)按照含有認購權之租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之租約所定義)(格式及內容由賣方訂明並 附夾於含有認購權之租約);及

the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Lease with Option to Purchase) to the Vendor (as landlord) in accordance with the Lease with Option to Purchase; and

(iv) 含有認購權之租約下沒有欠繳租金。

there is no rental arrears under the Lease with Option to Purchase.

2. 於簽署臨時合約時，買方須提供相關證明文件(包括但不限於已加蓋印花的租約)達致賣方滿意程度。如有爭議，賣方之決定將為最終及對買方有約束力。

Upon signing of the PASP, the purchaser(s) shall provide the relevant supporting document(s) (including but not limited to copy of the stamped Lease) to the Vendor to its satisfaction. In case of dispute, the Vendor's decision shall be final and binding on the purchaser(s).

3. 本先租後買折扣優惠不可與其他優惠同時使用。

This Option to Purchase Discount cannot be used in conjunction with other discount

(i) 無此編號之項目 No item under such numbering

(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) 第一按揭貸款 (此安排只適用於選擇支付條款(4)(i)(f) Madera 輕鬆一按付款計劃之買方。)

First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(f) Madera Relax First Mortgage Payment Plan.)

(1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。

The Purchaser shall apply to the Vendor's designated finance company for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.

(2) 買方須依照賣方指定財務機構之要求提供足夠之入息證明文件。

The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Vendor's designated finance company.

(3) 買方須以所購之發展項目的住宅物業之第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the Purchaser.

(4) 第一按揭貸款年期最長為 30 年。

The maximum tenor of the First Mortgage Loan shall be 30 years.

(5) (i) 只適用於選擇之A單位 或 C單位的2房單位買方：

Only applicable to purchasers who select Unit A or Unit C, 2 bedroom flat.

買方可向由賣方指定財務機構申請按揭貸款，首二十四個月為免息免供期，第二十五個月開始買方須每月供款，第二十五個月至第三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.5%(P-2.5%p.a.)計算；第三十七個月及其後全期利率按優惠利率(P)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. No repayment of principal and no payment of interest is required for the first 24 months. Starting from the 25th month, Purchasers will have to pay monthly instalments and interest rate for the 25th to the 36th month will be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate (P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited (“the Best Lending Rate”), Interest rate from the 37th month and thereafter will be calculated at P as Best Lending Rate (P), subject to fluctuation.

(ii) 只適用於選擇之B單位的1房單位買方。

Only applicable to Purchasers who select Unit B, 1 bedroom flat:

買方可向由賣方指定財務機構申請按揭貸款，首十二個月為免息免供期，第十三個月開始買方須每月供款，第十三個月至第三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.5%(P-2.5%p.a.)計算；第三十七個月及其後全期利率按優惠利率(P)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. No repayment of principal and no payment of interest is required for the first 12 months. Starting from the 13th month, Purchasers will have to pay monthly instalments and interest rate for the 13th to the 36th month will be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate (P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited (“the Best Lending Rate”), Interest rate from the 37th month and thereafter will be calculated at P as Best Lending Rate (P), subject to fluctuation.

(6) 第一按揭貸款最高金額的80%。

The maximum amount of First Mortgage Loan shall be 80%.

(7) 第一按揭貸款及其相關擔保(如要)之文件必須由賣方指定財務機構指定之律師行辦理，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雜費。

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 Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

- (8) 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚第一按揭貸款條款及條件、批核條件及申請手續。

The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.

- (9) 第一按揭貸款之條款及批核條件僅供參考，賣方指定財務機構保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。

The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

- (10) 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關貸款的批核或不批核及/或任何貸款相關事宜而向賣方提出任何申索。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Vendor's designated finance company, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.

(b) 無此編號之項目 No item under such numbering

(c) 無此編號之項目 No item under such numbering

(d) 租約優惠（只適用於本價單第 2 部份標有“#”的住宅物業）

Lease Benefit (Only applicable to residential property(ies) that is/are marked with "#" in Part 2 of this price list)

1. 準買方於簽署住宅物業的臨時合約之前，準買方（必須為個人名義）可就該住宅物業與賣方（作為業主）簽署一份租約（格式及內容由賣方訂明）（「租約」）。

Prior to a prospective purchaser(s) entering into a PASP of a residential property, the prospective purchaser(s) (who must be individual(s)) may enter into the Lease with the Vendor (as landlord) in respect of the residential property.

2. 根據租約，租客將獲授予認購權以本價單第2部份所列明的售價購買該住宅物業（受限於價單（其可能不時更改）指明的任何適用的折扣及任何適用的贈品或任何財務待遇或優惠），其認購權僅限於租客在租期生效日的3年後行使。如租客未能按照其條款及細則行使認購權，認購權將自動失效而租客將不會得到任何賠償。

Under the Lease, the tenant will be granted an option to purchase the residential property at the price stated in Part 2 of this price list (subject to any applicable discount and together with any applicable gift, or any financial advantage or benefit as specified in this price list (as the same may be revised from time to time)), which option is only exercisable by the tenant after 3 years from the commencement date of the term of the Lease. If the tenant fails to exercise the option to

purchase in accordance with its terms and conditions, the option to purchase will lapse automatically and the tenant will not be entitled to any compensation therefor.

3. 租約的其他重要條款如下:-

Other key terms of the Lease are as follows :-

(i) 租金須每年預先繳付。

Rent is payable in advance annually.

(ii) 租約期為 39 個月。

The term of the Lease shall be 39 months.

(iii) 根據租約及其複本應支付之印花稅及/或裁定費及註冊費須由賣方及租客平均承擔。買賣雙方必須負責繳付所有各自就租約及其複本之準備、批核及簽訂而產生的法律費用。

The stamp duty and/or adjudication fee and registration fee payable on the Lease and its counterpart shall be borne by the Vendor and the tenant in equal shares. Each party shall bear its own legal costs and expenses in relation to the preparation, approval and execution of the Lease and its counterpart.

(iv) 租客必須負責繳付為住宅物業提供的任何公共事業服務的所有按金及在租期內住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它年度或經常性性質的開支等。

The tenant shall be responsible to pay all deposits payable in respect of the supply of any utility to the residential property and pay the management fees, government rates and rent, utilities charges, utilities deposits and all other outgoings of an annual or recurring nature during the term of the Lease.

(v) 租客不得將住宅物業分租或再准許予任何其他人士。

The tenant shall not sub-let or sub-license the residential property to any other entity.

4. 租約優惠受其他條款及細則所約束。

The Lease Benefit is subject to other terms and conditions.

(e) 「認購權租金回贈」優惠

Option to Purchase Rental Rebate

(1) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第三十六個月後至租約租期第三十九個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「先租後買」付款計劃(g))

(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who purchases his/her/their leased residential property pursuant to an option to purchase granted by the vendor after the 36<sup>th</sup> month of the lease term but on or before the expiration of the 39<sup>th</sup> month of the lease term and has selected Payment Plan (g) "Lease with Option to Purchase Plan" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 100%租金回贈:-

Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 100% Rental Rebate :-

- (i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之租約(格式及內容由賣方訂明);  
the purchaser(s) (as tenant) has entered into the Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);
- (ii) 買方為該已出租之住宅物業的現有租客;  
the purchaser(s) is the sitting tenant of the residential property;
- (iii) 買方在整個含有認購權之租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之租約的條款及細則;the purchaser(s) has duly performed and observed the terms and conditions of the Lease with Option to Purchase throughout the term of the Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);
- (iv) 買方(作為租客)按照含有認購權之租約的規定已向賣方(作為業主)提供一份認購通知書(按含有認購權之租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之租約);  
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Lease with Option to Purchase) to the Vendor (as landlord) in accordance with the Lease with Option to Purchase;
- (v) 含有認購權之租約下沒有欠繳租金;及  
there is no rental arrears under the Lease with Option to Purchase; and
- (vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成  
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-

whereby : -

- A. 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之租約所定義)的條款於簽署已出租之住宅物業的臨時合約時,買方將相等於認購價(按含有認購權之租約所定義) 5%之由買方根據含有認購權之租約實際已支付的租金及租金按金直接作為臨時合約下所需支付的臨時訂金;及  
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply the rent and the rental deposit actually paid by the purchaser(s) under the Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly; and
- B. 在已出租之住宅物業買賣完成時,由買方根據含有認購權之租約實際已支付的租金總和之 100%及租金按金將直接用於支付成交金額的餘額。  
upon completion of the sale and purchase of the leased residential property, 100% of the total sum of the rent and the rental deposit actually paid by the purchaser(s) under the Lease with Option to Purchase will be applied towards settlement of the balance of Transaction Price directly.

2. 為免疑問，買方根據含有認購權之租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。

For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權租金回贈受其他條款及細則所約束。

The Option to Purchase Rental Rebate is subject to other terms and conditions.

(f) 無此編號之項目 No item under such numbering

(g) 無此編號之項目 No item under such numbering

(h) 管理費回贈優惠

#### Management Fee Rebate Benefit

如買方購買任何本價單所列之住宅物業，則受下述條款所限下買方可根據下列表格享有獲買方提供的管理費回贈優惠（「該管理費回贈」）。賣方會將該管理費回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該管理費回贈予買方）。

If the Purchaser purchases any of the residential properties listed in this price list, then subject to the terms below, the Purchaser will be entitled to a management fee rebate provided by the Vendor in the amount according to the table below ("the Management Fee Rebate"). [The Management Fee Rebate will be applied directly towards part payment of the balance of the purchase price (or pay the Management Fee Rebate to the Purchaser in any other manner as the Vendor may decide from time to time).]

該等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及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款及按正式買賣合約完成購買物業，方可獲得本優惠。

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 and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase and complete the purchase in accordance with the terms of the agreement for sale and purchase.

Floor 樓層	Flats 單位	Management Fee Rebate Amount 管理費回贈金額
3, 21, 22, 23, 27, 28	A	HK\$66,600 (港幣66,600元正)
19, 20, 25, 26	A	HK\$68,160 (港幣68,160元正)
2, 15, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28	B	HK\$40,320 (港幣40,320元正)
5, 8, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28	C	HK\$58,920 (港幣58,920元正)

(i) 新居電器現金回贈優惠

New Home Appliance Cash Rebate Benefit

如買方購買任何本價單所列之住宅物業，則下述條款所限下買方可根據下列表格享有獲買方提供的新居電器現金回贈優惠（「該新居電器現金回贈」）。  
If the Purchaser purchases any of the residential properties listed in this price list, then subject to the terms below, the Purchaser will be entitled to a “New Home Appliance Cash Rebate Benefit” provided by the Vendor in the amount according to the table below (“the New Home Appliance Cash Rebate”).

該等住宅物業之買方並必須（一）依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款及按正式買賣合約完成購買物業；及（二）於欠妥之處的保養責任期滿後，如果買方未提出要求並確認不會要求賣方修復該物業的任何欠妥之處，方可獲得本優惠。  
[買方須於成交日期後的六至九個月內，以書面向賣方申請新居電器現金回贈，賣方會於收到申請並證實有關資料無誤後將新居電器現金回贈支付予買方。]

The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has (i) signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase and complete the purchase in accordance with the terms of the agreement for sale and purchase; and (ii) after the expiry of the defect warranty period if the Purchaser has not requested and confirms that he will not request the Vendor to make good any defect in the property. [The Purchaser shall apply to the Vendor in writing for the New Home Appliance Cash Rebate Benefit within 6 to 9 months after the date of completion. After the Vendor has received the application and duly verified the information to be correct, the Vendor will pay to the Purchaser the New Home Appliance Cash Rebate.]

Unit of Residential Property 住宅物業單位	Amount of Cash Rebate Benefit 現金回贈優惠金額
Unit B B單位	HK\$150,000 港幣15萬元正
Unit A or Unit C A單位 或 C單位	HK\$300,000 港幣30萬元正

(j) 芳菲租務安排優惠（只適用於本價單第 2 部份標有 " \* " 的住宅物業）

Madera Garden Leasing Arrangement Benefit (Only applicable to residential property(ies) that is/are marked with " \* " in Part 2 of this price list)

- a. 受下列條件所規限，如該住宅物業單位以現有租約形式出售，買方有權獲得租金回報回贈（「芳菲租務安排回贈」）。
- Subject to the conditions set out below, the Purchaser shall be entitled to a rental return rebate in the event that the residential property is sold subject to an existing tenancy agreement (“the Madera Garden Leasing Arrangement Rebate”).

- b. 芳菲租務安排回贈的計算方式如下：

The Madera Garden Leasing Arrangement Rebate shall be calculated as follows:-

「假定回報」與「實際回報」之差額，其中：

The Difference between the amount of Presumed Yield and the amount of Actual Yield whereas:-

- (i) 「假定回報」指住宅物業成交金額的 4%

Presumed Yield means 4% of the Transaction Price of the residential property.

- (ii) 「實際回報」指由成交日期起一年的期間內，根據有關租約所載由租客應付的租金總額。

Actual Yield means the total amount of rent as stated in the relevant tenancy agreement payable by the tenant for the period of one year from the date of completion.

為免生疑，如「實際回報」金額高於「假定回報」金額，買方將不會獲發芳菲租務安排回贈。

For the avoidance of doubt, if the amount of Actual Yield is larger than the amount of Presumed Yield, the Purchaser shall not be entitled to the Madera Garden Leasing Arrangement Rebate.

- c. 在買方按正式買賣合約(如適用，包括所有經修訂的正式買賣合約及補充合約)（「正式合約」）付清每個相關住宅物業的樓價為前提下及受與芳菲租務安排優惠有關的文件(包括確認書(如有))的條款所約束及按正式買賣合約完成購買物業，買方可獲賣方提供芳菲租務安排優惠。

Subject to the full settlement of the purchase price of each relevant residential property in accordance with the formal Agreement for Sale and Purchase (if applicable, including all revised Agreement(s) for Sale and Purchase and supplemental agreement(s)) (“the Agreement”) and other terms of documents (including confirmation letters (if any)) in respect of the Madera Garden Leasing Arrangement Benefit and completion of the purchase in accordance with the terms of the Agreement, the Purchaser will be entitled to the Madera Garden Leasing Arrangement Benefit offered by the Vendor.

- d. 為免生疑，並就計算「實際回報」之目的而言，自成交日期起計一年期間內應付租金之計算，應以有關租約中所載的租金為準，而不論該租金是否已包括或不包括差餉、地租、管理費及／或公用事業收費。若有爭議，賣方有權決定芳菲租務安排回贈的金額，有關決定為最終決定並對買方具有約束力。

For the avoidance of doubt and for the purpose of calculation of the Actual Yield, the rent payable for the period of one year from the date of completion shall be the rent as stated in the relevant tenancy agreement and is irrespective of whether rent is inclusive/exclusive of the rates, Government rent and management fees

and/or utility charges. In case of dispute, the Vendor has the right to determine the amount of the Madera Garden Leasing Arrangement Rebate, and such determination shall be final and binding on the Purchaser.

e. 如有爭議，賣方的決定須為最終及對買方具有約束力。

In case of dispute, Vendor's decision shall be final and binding on the Purchaser.

(4)(iv) 誰人負責支付買賣該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:

1. 如買方選用賣方之代表律師作為買方之代表律師處理其買賣合約及轉讓契以及按揭（如有）也由賣方律師擬備，賣方同意為買方支付買賣合約及轉讓契之律師費用（不包括雜費，雜費須由買方支付）。

If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment and the Mortgage (if any) is also prepared by the Vendor's Solicitors, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及雜費。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用等)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(4)(v) 買方須為就買賣該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:

製作、登記及完成公契及管理協議及公契及管理協議分契(如有)(統稱「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、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/或從價印花稅較高稅率而須作出的任何法定聲明的費用、《物業管理服務條例》(香港法例第626章)下可予徵收的所有徵款、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the 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 higher rates of ad valorem stamp duty, all

levies chargeable under Property Management Services Ordinance (Cap. 626), 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:

i	中原地產代理有限公司	CENTALINE PROPERTY AGENCY LIMITED
ii	美聯物業代理有限公司	Midland Realty International Limited
iii	利嘉閣地產有限公司	Ricacorp Properties Limited
iv	香港置業(代理)有限公司	Hong Kong Property Services (Agency) Limited
v	世紀 21 集團有限公司 及 旗下特許經營商	Century 21 Group Limited and Franchisees
vi	云房網絡(香港)代理有限公司	QFang Network (Hong Kong) Agency Limited
vii	協成行(代理)有限公司	HIP SHING HONG (AGENCY) LTD
viii	香港地產代理商總會有限公司	Hong Kong Real Estate Agencies General Association Limited

請注意：任何人可委任任何地產代理在購買該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.madera-garden.com.hk](http://www.madera-garden.com.hk)

The address of the website designated by the Vendor for the Development is:

[www.madera-garden.com.hk](http://www.madera-garden.com.hk)