

價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of the Phase	凱柏峰 III Villa Garda III	期數(如有) Phase No. (if any)	日出康城的第XID期 Phase XIX of LOHAS Park
期數位置 Location of the Phase	康城路1號 No.1 Lohas Park Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase			644

印製日期 Date of Printing	價單編號 Number of Price List
25/08/2025	7

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
14/11/2025	7A	✓

第二部分：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 (元, 每平方米 (元, 每平方米呎) 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
3(3A)	37	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,140,000	194,519 (18,059)	-	-	-	-	-	-	-	-	-	
3(3A)	38	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,152,000	194,899 (18,094)	-	-	-	-	-	-	-	-	-	
3(3A)	39	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,152,000	194,899 (18,094)	-	-	-	-	-	-	-	-	-	
3(3A)	41	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,165,000	195,311 (18,132)	-	-	-	-	-	-	-	-	-	
3(3A)	42	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,171,000	195,501 (18,150)	-	-	-	-	-	-	-	-	-	
3(3A)	43	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,176,000	195,660 (18,165)	-	-	-	-	-	-	-	-	-	
3(3A)	45	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,183,000	195,882 (18,185)	-	-	-	-	-	-	-	-	-	
3(3A)	46	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,189,000	196,072 (18,203)	-	-	-	-	-	-	-	-	-	
3(3A)	47	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,195,000	196,262 (18,221)	-	-	-	-	-	-	-	-	-	
3(3A)	48	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,208,000	196,674 (18,259)	-	-	-	-	-	-	-	-	-	

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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
3(3A)	49	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,208,000	196,674 (18,259)	-	-	-	-	-	-	-	-	-	
3(3A)	50	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,214,000	196,864 (18,276)	-	-	-	-	-	-	-	-	-	
3(3A)	51	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,221,000	197,085 (18,297)	-	-	-	-	-	-	-	-	-	
3(3A)	52	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,227,000	197,275 (18,315)	-	-	-	-	-	-	-	-	-	
3(3A)	53	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,232,000	197,434 (18,329)	-	-	-	-	-	-	-	-	-	
3(3A)	55	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,238,000	197,624 (18,347)	-	-	-	-	-	-	-	-	-	
3(3A)	56	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,245,000	197,846 (18,368)	-	-	-	-	-	-	-	-	-	
3(3A)	57	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,251,000	198,036 (18,385)	-	-	-	-	-	-	-	-	-	
3(3A)	58	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,264,000	198,448 (18,424)	-	-	-	-	-	-	-	-	-	
3(3A)	59	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,264,000	198,448 (18,424)	-	-	-	-	-	-	-	-	-	

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3(3A)	60	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,270,000	198,638 (18,441)	-	-	-	-	-	-	-	-	-	
3(3A)	61	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,276,000	198,828 (18,459)	-	-	-	-	-	-	-	-	-	
3(3A)	62	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,283,000	199,050 (18,479)	-	-	-	-	-	-	-	-	-	
3(3A)	63	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,289,000	199,240 (18,497)	-	-	-	-	-	-	-	-	-	
3(3A)	65	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,295,000	199,430 (18,515)	-	-	-	-	-	-	-	-	-	
3(3A)	66	C	31.565 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,302,000	199,652 (18,535)	-	-	-	-	-	-	-	-	-	
3(3A)	22	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,824,000	183,666 (17,046)	-	-	-	-	-	-	-	-	-	
3(3A)	23	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,829,000	183,857 (17,064)	-	-	-	-	-	-	-	-	-	
3(3A)	27	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,844,000	184,428 (17,117)	-	-	-	-	-	-	-	-	-	
3(3A)	28	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,854,000	184,809 (17,152)	-	-	-	-	-	-	-	-	-	

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3(3A)	29	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,854,000	184,809 (17,152)	-	-	-	-	-	-	-	-	-	-
3(3A)	30	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,864,000	185,189 (17,187)	-	-	-	-	-	-	-	-	-	-
3(3A)	31	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,869,000	185,380 (17,205)	-	-	-	-	-	-	-	-	-	-
3(3A)	32	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,873,000	185,532 (17,219)	-	-	-	-	-	-	-	-	-	-
3(3A)	37	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,892,000	186,255 (17,286)	-	-	-	-	-	-	-	-	-	-
3(3A)	38	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,902,000 5,414,000	186,636 (17,322) 206,130 (19,131)	-	-	-	-	-	-	-	-	-	-
3(3A)	39	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,902,000	186,636 (17,322)	-	-	-	-	-	-	-	-	-	-
3(3A)	46	E	26.265 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,931,000	187,740 (17,424)	-	-	-	-	-	-	-	-	-	-

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：於本第(4)段內，(a)「售價」指本價單第二部份表中所列住宅物業的售價，而「成交金額」指臨時買賣合約及買賣合約(或經修訂的買賣合約)所訂明的住宅物業的實際售價(即售價經計算相關支付條款及適用折扣(如有)後之價目)。因應相關支付條款及適用折扣(如有)按售價計算得出之價目，皆向下捨入換算至百位數作為成交金額。(b)「賣方」指香港鐵路有限公司，而「如此聘用的人」指佳僑有限公司，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 the table in Part 2 of this price list, and "Transaction Price" means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase and agreement for sale and purchase (or the amended agreement for sale and purchase), i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) (if any) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price. (b) "Vendor" means MTR Corporation Limited and "Person so engaged" means Sky Castle 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.

- (4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金。其中港幣\$100,000作為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及/或銀行本票支付，本票及支票抬頭請寫『的近律師行』。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of Transaction Price) upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 being part of the preliminary deposit must be paid by a cashier order and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "DEACONS".

- (E) 智選90天付款計劃 Savvy 90-day Payment Plan (照售價減7%) (7% discount on the Price)

- (1) 相等於成交金額5%之臨時訂金於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 成交金額95%即成交金額餘款於買方簽署臨時買賣合約後90天內繳付。

95% of Transaction Price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(F) 輕鬆 360 天付款計劃 Easy 360-day Payment Plan (照售價減 2%) (2% discount on the Price)

(不適用於本價單第二部份實用面積為 290 呎以下的住宅物業) (Not applicable to a residential property in Part 2 of this price list with a saleable area of less than 290 square feet)

- (1) 相等於成交金額 5% 之臨時訂金於簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 90 天內繳付。
5% of 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% 即部分成交金額於買方簽署臨時買賣合約後 180 天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額 85% 即成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 360 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) 請參閱第(4)(i)段。
Please refer to paragraph (4)(i).
- (b) Sino Club會員售價折扣優惠 Price Discount Offer for Sino Club Member
買家如屬Sino Club會員，可獲額外1%售價折扣優惠。
An extra 1% discount from the Price would be offered to purchasers who are Sino Club members.
- (c) 「嘉多一點」手機應用程式下載及登記優惠 “嘉多一點” Mobile Application Download and Registration Discount
於簽署臨時買賣合約前已下載及登記「嘉多一點」手機應用程式之買家可獲售價額外1%折扣優惠。
An extra 1% discount from the Price would be offered to the purchasers who have downloaded and registered the “嘉多一點” mobile application before signing of the preliminary agreement for sale and purchase.
- (d) 追蹤招商置地「cmplus_hotels」Instagram 官方帳號優惠 Follow the Official Instagram Account of "cmplus_hotels" of China Merchants Land Limited Discount
於簽署臨時買賣合約前追蹤招商置地「cmplus_hotels」Instagram 官方帳號之買方可獲售價額外 1%折扣優惠。
An extra 1% discount from the Price would be offered to the Purchasers who have followed the official Instagram account of "cmplus_hotels" of China Merchants Land Limited before signing the preliminary agreement for sale and purchase.
- (e) 「置業有禮」特別折扣 "Home Purchase" Special Discount
買方可獲額外 2% 售價折扣優惠作為「置業有禮」特別折扣。
An extra 2% discount on the Price would be offered to the Purchasers as the "Home Purchase" Special Discount.
- (f) 「特別買家津貼」優惠 "Special Buyer's Subsidy" Benefit
買方可獲額外3%售價折扣優惠作為「特別買家津貼」優惠。
An extra 3% discount on the Price would be offered to the Purchasers as the "Special Buyer's Subsidy" Benefit.
- (g) 「跨灣大橋優勢」特別優惠 "Cross Bay Link Advantage" Special Benefit
買方可獲額外 1% 售價折扣優惠作為「跨灣大橋優勢」特別優惠。
An extra 1% discount on the Price would be offered to the Purchasers as "Cross Bay Link Advantage" Special Benefit.

(h) 「鐵路物業優勢」特別優惠 "Railway Properties Advantage" Special Benefit
買方可獲額外 1% 售價折扣優惠作為「鐵路物業優勢」特別優惠。
An extra 1% discount on the Price would be offered to the Purchasers as "Railway Properties Advantage" Special Benefit.

(i) 「LOHAS LIVING」特別優惠 "LOHAS LIVING" Special Benefit
買方可獲額外 1% 售價折扣優惠作為「LOHAS LIVING」特別優惠。
An extra 1% discount on the Price would be offered to the Purchasers as "LOHAS LIVING" Special Benefit.

(j) 「開心入住」優惠 "Happy Move In" Benefit
買方可獲額外 1% 售價折扣優惠作為「開心入住」優惠。
An extra 1% discount on the Price would be offered to the Purchasers as "Happy Move In" 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

第 (4)(iii)(a)、(b) 及 (c) 段述之贈品、財務優惠或利益由如此聘用的人提供或安排（「發展商優惠」）。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

The gift, financial advantage or benefit stated in paragraph (4)(iii)(a),(b) and (c) is offered or arranged by the Person so Engaged ("the Developer's Offers"). MTR Corporation Limited is not related to the Developer's Offers and shall not be responsible for any claims in respect of the Developer's Offers. All claims and disputes in respect of the Developer's Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

(a) 「代繳從價印花稅」優惠 "Ad Valorem Stamp Duty" Benefit

受限於以下條款及條件的前提下，買方將獲賣方提供「代繳從價印花稅」優惠，金額相等就買賣合約須繳付之從價印花稅的實際金額或成交金額的 3.75%，以較低者為準。

Subject to the conditions precedent below being satisfied by the Purchaser, the Purchaser will be offered by the Vendor the "Ad Valorem Stamp Duty" Benefit. The amount is equal to the actual amount of ad valorem stamp duty payable on the agreement for sale and purchase or 3.75% of the Transaction Price, whichever is lower.

(1) 「代繳從價印花稅」優惠只作繳付買賣合約之從價印花稅之用。

The "Ad Valorem Stamp Duty" Benefit shall be used for the purpose of payment of the ad valorem stamp duty on the agreement for sale and purchase only.

(2) 若買方未能遵守、履行及符合臨時買賣合約或買賣合約或其他與「代繳從價印花稅」優惠相關的文件內的任何條款及條件或未能完成購買本住宅物業或未能按照買賣合約的條款及條件付清物業之成交金額之尾數，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇：立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之買賣合約應付之從價印花稅及應賣方要求向賣方提供所有上述退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the preliminary agreement for sale and purchase or the agreement for sale and purchase or other relevant documents in relation to the "Ad Valorem Stamp Duty" Benefit or to complete the purchase of the residential property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the agreement for sale and purchase, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty" Benefit and shall at the option of the Vendor: forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty" Benefit paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the agreement for sale and purchase from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

(3) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及不能轉移，及只能由買方本人行使及享用。

All the rights and benefits conferred on the Purchaser upon the terms and conditions under this paragraph are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

(4) 為免生疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅及印花稅署徵收之罰款(如適用)。「代繳從價印花稅」優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty" Benefit is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty" Benefit or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty" Benefit (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

(5) 在發展商應用「代繳從價印花稅」優惠繳付從價印花稅(或其部份)後，發展商對買方關於此優惠的責任將完全完結。即使樓價日後有更改(不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因)，「代繳從價印花稅」優惠的金額不會因樓價更改而調整，發展商亦無須向買方代繳任何進一步的印花稅。

After the "Ad Valorem Stamp Duty" Benefit has been applied for payment (or part payment) of the ad valorem stamp duty by the Developer, the Developer's obligation to the Purchaser under this benefit will be fully discharged. Even if there is a change in the purchase price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the "Ad Valorem Stamp Duty" Benefit will not be adjusted as a result of the change in the purchase price and the Developer is not required to pay any additional stamp duty for the Purchaser.

(6) 若有爭議，發展商的決定為最終決定並對買方具有約束力。

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

(b) 「提前成交優惠」現金回贈 "Early Completion Benefit" Cash Rebate

(只適用於選擇(F)輕鬆360天付款計劃之買方)(Only applicable for a purchaser who chooses (F) Easy 360-day Payment Plan)

如買方提前於買賣合約訂明的期限之前繳付成交金額全數及在所有方面履行和遵守該住宅物業之臨時買賣合約及其後之買賣合約內一切的條款及條件(必須嚴格遵行所有時間限制)，可根據以下列表獲賣方送出「提前成交優惠」現金回贈，惟受限於以下條件：

Where the Purchaser fully pays the Transaction Price in advance of the date specified in the agreement for sale and purchase and comply with in all respects the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase (in respect of which time shall be of the essence), the Purchaser shall be entitled to the "Early Completion Benefit" Cash Rebate offered by the Vendor according to the table below, provided that:

(1) 買方須不少於擬提前成交日的60日前以書面通知賣方。賣方會於收到申請並證實有關資料無誤後將「提前成交優惠」現金回贈直接用於支付部份成交金額餘額。

The Purchaser shall give prior written notice to the Vendor at least 60 days before the proposed completion date. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the "Early Completion Benefit" Cash Rebate directly to the payment of part of the balance of the Transaction Price.

(2) 為免生疑問，買方須於簽署指明住宅物業之相關買賣合約後方可申請「提前成交優惠」現金回贈。

For the avoidance of doubt, the Purchaser shall only apply for the "Early Completion Benefit" Cash Rebate after the signing of the relevant agreement for sale and purchase of the specified residential property.

「提前成交優惠」列表 "Early Completion Benefit" Table

付清住宅物業成交金額的日期(以賣方代表律師實際收到款項日期計算) Date of full payment of Transaction Price of the residential property (the date on which the Vendor's solicitors actually receive the payment(s))	「提前成交優惠」現金回贈金額 Amount of "Early Completion Benefit" Cash Rebate
簽署臨時買賣合約的日期後 90 日內 Within 90 days after the date of signing of the Preliminary Agreement for Sale and Purchase	成交金額 6% 6% of the Transaction Price
簽署臨時買賣合約的日期後 91 - 150 日內 Within 91 - 150 days after the date of signing of the Preliminary Agreement for Sale and Purchase	成交金額 5% 5% of the Transaction Price
簽署臨時買賣合約的日期後 151 - 180 日內 Within 151 - 180 days after the date of signing of the Preliminary Agreement for Sale and Purchase	成交金額 4% 4% of the Transaction Price

(c) 「傢俱組合優惠」"Furniture Package Benefit"

買方揀選下列指明住宅物業，可享有以下傢俱組合優惠：

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

大廈名稱 Block Name	樓層 Floor	單位 Unit
3(3A)	38	E

- (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 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1—該傢俱清單

Table 1—List of the Furniture

Items 物品	Quantity 數量	Items 物品	Quantity 數量	Items 物品	Quantity 數量
Living Room and Dining Room 客廳及飯廳					
Cushion 咕啞	2	Sofa Bed 梳化床	1	Throw 毯子	1
Coffee Table 茶几	1	Book 書	11	Vase 花瓶	3
Cabinet 櫃	1	Roller Blinds 捲簾	1	Pendant Light 吊燈	1
Tea Cup Set 茶杯套裝	1	Storage Box 儲物盒	1	Decorations 擺設	1
Tableware Set 餐具套裝	2	Pouffe 腳凳	2	Glass Cup 玻璃杯	4
2-in 1 Dining Table and Cabinet Set 二合一餐桌儲物櫃	1	Artwork 掛畫	1	Floor Lamp 座地燈	1
Curtain 窗簾	1				
Open Kitchen 開放式廚房					
Vase 花瓶	1	Seasoning Bottle 調味料瓶	2	Chopping Board 砧板	2
Pot 鍋	1	Mini Moka Pot 迷你摩卡壺	1		

(4)(iv) 誰人負責支付買賣該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) 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其買賣合約及轉讓契及按揭(如有)，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase and handling mortgage (if any), the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

- (2) 如買方選擇另聘代表律師作為買方之代表律師處理其購買期數中的住宅物業的事宜，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase of the residential property(ies) in the Phase, 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.

- (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)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment (including without limitation 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

草擬、登記及完成大廈公契及管理合約費用及附於公契之圖則之費用的適當分攤、業權文件認證副本之費用、住宅物業的買賣合約及轉讓契之圖則費、住宅物業按揭(如有)及附加合約(如有)之法律費用及實際支出、其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the Agreement for Sale and Purchase and the Assignment, all legal and other costs and disbursements in respect of any Mortgage (if any) and Supplemental Agreement (if any) in respect of the residential property, and all other legal cost and charges of any other documents relating to the sale and purchase of the residential property.

(4)(vi) 如買方希望更改付款計劃而須更新成交紀錄冊內的記錄，可於不早於簽署正式買賣合約後30日但不遲於付清成交金額餘額之日前30日或(如適用)正式買賣合約內訂明的期數的預計關鍵日期前30日(以較早者為準)透過如此聘用的人向賣方提出申請，並須承擔有關律師費用及雜費(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor through the Person so engaged for such change not earlier than 30 days after the date of signing of the formal agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of Transaction Price or (if applicable) not later than 30 days before the estimated material date for the Phase as specified in the formal agreement for sale and purchase (whichever is earlier) and bear all related solicitor's cost and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

備註:

Notes:

- (1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價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或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

- (2) 所有就購買期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

- (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：
Agent appointed by the Vendor:

Sino Real Estate Agency Limited

Sino Real Estate Agency Limited 委任的次代理：
Sub-agents appointed by Sino Real Estate Agency Limited:

中原地產代理有限公司Centaline Property Agency Limited
世紀 21 集團有限公司Century 21 Group Limited
晉誠地產代理有限公司Earnest Property Agency Limited
迎富地產代理有限公司Easywin Property Agency Limited
香港(國際)地產商會有限公司Hong Kong (International) Realty Association Limited
香港置業(地產代理)有限公司Hong Kong Property Services (Agency) Limited
香港地產代理商總會有限公司Hong Kong Real Estate Agencies General Association 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
搜房(香港)集團有限公司 SouFun (Hong Kong) Group Limited

請注意: 任何人可委任任何地產代理在購買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: www.villagardahk.com/VG3

The address of the website designated by the vendor for the Phase is: www.villagardahk.com/VG3