價單 Price List

第一部份 : 基本資料　Part 1 : Basic Information

發展項目名稱 Name of the Development	滙都的第2期 Phase 2 of high park	期 數 (如 有) Phase No. (if any)	第2期 Phase 2
發展項目位置 Location of Development	洪安里1號(此臨時門牌號數有待期數建成時確認) No. 1 Hung On Lane (This provisional street number is subject to confirmation when the Phase is completed)		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		402	

印製日期 Date of Printing	價單編號 Number of Price List
17 February 2025	5

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
5-3-2025	5A	--
6-3-2025	5B	--

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5座 TOWER 5	1	B03	27.938 (301) 露台 Balcony: --(--) 工作平台Utility Platform: -- (--)	4,064,000	145,465 (13,502)	--	--	--	5.789 (62)	--	--	--	--	--	--
第5座 TOWER 5	1	B05	42.139 (454) 露台 Balcony: --(--) 工作平台Utility Platform: -- (--)	6,422,000	152,400 (14,145)	--	--	--	8.202 (88)	--	--	--	--	--	--
第5座 TOWER 5	2	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,151,000	132,038 (12,281)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	3	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,164,000	132,451 (12,320)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	5	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,176,000	132,833 (12,355)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	6	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,188,000	133,215 (12,391)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	7	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,207,000	133,819 (12,447)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	8	A07	41.046 (442) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,620,000	136,920 (12,715)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	8	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,221,000	134,264 (12,488)	--	--	--	--	--	--	--	--	--	--

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5座 TOWER 5	8	B07	41.325 (445) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,528,000	133,769 (12,422)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	9	A07	41.046 (442) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,649,000	137,626 (12,781)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	9	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,236,000	134,741 (12,533)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	9	B07	41.325 (445) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,557,000	134,471 (12,488)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	10	A07	41.046 (442) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,679,000	138,357 (12,848)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	10	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,250,000	135,187 (12,574)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	10	B07	41.325 (445) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,587,000	135,197 (12,555)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	11	A07	41.046 (442) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,709,000	139,088 (12,916)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	11	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,265,000	135,664 (12,618)	--	--	--	--	--	--	--	--	--	--

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5座 TOWER 5	11	B07	41.325 (445) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,616,000	135,898 (12,620)	--	--	--	--	--	--	--	--	--	--
第5座 TOWER 5	12	A02	29.546 (318) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,612,000	156,096 (14,503)	--	--	--	--	--	--	24.696 (266)	--	--	--
第5座 TOWER 5	12	A03	40.080 (431) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,975,000	149,077 (13,863)	--	--	--	--	--	--	33.859 (364)	--	--	--
第5座 TOWER 5	12	A05	41.294 (444) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,207,000	150,312 (13,980)	--	--	--	--	--	--	35.025 (377)	--	--	--
第5座 TOWER 5	12	A06	41.568 (447) 露台 Balcony: 2.001(22) 工作平台Utility Platform: 1.500 (16)	6,327,000	152,208 (14,154)	--	--	--	--	--	--	34.043 (366)	--	--	--
第5座 TOWER 5	12	A07	41.046 (442) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,313,000	153,803 (14,283)	--	--	--	--	--	--	34.706 (374)	--	--	--
第5座 TOWER 5	12	A08	39.036 (420) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,755,000	147,428 (13,702)	--	--	--	--	--	--	28.780 (310)	--	--	--
第5座 TOWER 5	12	A09	38.731 (417) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,768,000	148,925 (13,832)	--	--	--	--	--	--	32.389 (349)	--	--	--
第5座 TOWER 5	12	A11	31.382 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,596,000	146,453 (13,598)	--	--	--	--	--	--	25.380 (273)	--	--	--

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5座 TOWER 5	12	B01	41.129 (443) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,175,000	150,137 (13,939)	--	--	--	--	--	--	37.665 (405)	--	--	--
第5座 TOWER 5	12	B03	31.438 (338) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,691,000	149,214 (13,879)	--	--	--	--	--	--	25.380 (273)	--	--	--
第5座 TOWER 5	12	B05	45.498 (490) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	7,308,000	160,622 (14,914)	--	--	--	--	--	--	39.720 (428)	--	--	--
第5座 TOWER 5	12	B06	40.302 (434) 露台 Balcony: 2.001(22) 工作平台Utility Platform: 1.500 (16)	6,366,000	157,957 (14,668)	--	--	--	--	--	--	33.269 (358)	--	--	--
第5座 TOWER 5	12	B07	41.325 (445) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,220,000	150,514 (13,978)	--	--	--	--	--	--	34.799 (375)	--	--	--
第5座 TOWER 5	12	B08	40.333 (434) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,038,000	149,704 (13,912)	--	--	--	--	--	--	34.086 (367)	--	--	--
第6座 TOWER 6	G	B07	29.296 (315) 露台 Balcony: --(--) 工作平台Utility Platform: -- (--)	4,295,000	146,607 (13,635)	--	--	--	--	5.573 (60)	--	--	--	--	--
第6座 TOWER 6	1	A05	37.821 (407) 露台 Balcony: --(--) 工作平台Utility Platform: -- (--)	5,419,000	143,280 (13,314)	--	--	--	21.718 (234)	--	--	--	--	--	--
第6座 TOWER 6	1	A07	36.695 (395) 露台 Balcony: --(--) 工作平台Utility Platform: -- (--)	4,943,000	134,705 (12,514)	--	--	--	6.275 (68)	--	--	--	--	--	--

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6座 TOWER 6	1	A08	41.734 (449) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,818,000	139,407 (12,958)	--	--	--	9.577 (103)	--	--	--	--	--	--
第6座 TOWER 6	1	A09	41.770 (450) 露台 Balcony: 2.001(22) 工作平台Utility Platform: 1.500 (16)	4,941,000	118,291 (10,980)	--	--	--	--	--	--	--	--	--	--
第6座 TOWER 6	12	A01	40.496 (436) 露台 Balcony: 2.001(22) 工作平台Utility Platform: 1.500 (16)	5,937,000	146,607 (13,617)	--	--	--	--	--	--	23.100 (249)	--	--	--
第6座 TOWER 6	12	A07	40.195 (433) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	5,996,000	149,173 (13,848)	--	--	--	--	--	--	34.540 (372)	--	--	--
第6座 TOWER 6	12	A08	41.734 (449) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,204,000	148,656 (13,817)	--	--	--	--	--	--	33.450 (360)	--	--	--
第6座 TOWER 6	12	B03	40.961 (441) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,068,000	148,141 (13,760)	--	--	--	--	--	--	34.414 (370)	--	--	--
第6座 TOWER 6	12	B08	40.076 (431) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	6,057,000	151,138 (14,053)	--	--	--	--	--	--	34.028 (366)	--	--	--
第6座 TOWER 6	12	B09	31.581 (340) 露台 Balcony: 2.000(22) 工作平台Utility Platform: 1.500 (16)	4,863,000	153,985 (14,303)	--	--	--	--	--	--	23.288 (251)	--	--	--
第6座 TOWER 6	12	B10	41.857 (451) 露台 Balcony: 2.001(22) 工作平台Utility Platform: 1.500 (16)	6,218,000	148,553 (13,787)	--	--	--	--	--	--	34.099 (367)	--	--	--

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，以了解該期數的資料。
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) 該臨時買賣合約即告終止; (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 for sale and purchase 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.

註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及／或適用折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價，買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
Note: “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4) (A2) 80 天現金付款計劃
80 Days Cash Payment Plan

(i) 支付條款
Terms of Payment

買方於簽署臨時買賣合約(「臨時合約」)時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$50,000 之部份臨時訂金必須以銀行本票或支票支付，臨時訂金的餘額可以銀行本票或支票支付，本票及支票抬頭請寫「陳劉韋律師行」。
Upon signing of the preliminary agreement for sale and purchase (“PASP”), the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$50,000 being part of the preliminary deposit must be paid by cashier order or cheque and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to “Chan, Lau & Wai Solicitors”

1. 相等於樓價 5%之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署正式買賣合約(「買賣合約」)。A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

2. 相等於樓價 5%之加付訂金須於買方簽署臨時合約後 30 天內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.

3. 樓價 90%即樓價餘款須於買方簽署臨時合約後 80 天內繳付。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 80 days after signing of the PASP.

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

1. 80 天現金付款計劃優惠
80 Days Cash Payment Plan Benefit

選擇第(4)(A2)段所述的付款計劃之買方，可獲 6%售價折扣優惠。
A 6% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2).

2. 首置及換樓客折扣
First Home and Upgrader Discount

買方可獲 2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

3. 鐵路沿線優惠
Along The Railway Lines Discount
買方可獲 2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

4. 高端人才及專業人士優惠
Top Talent and Professional Discount

買方可獲 1%售價折扣優惠。
The Purchaser will be offered 1% discount on the price.

5. 印花稅折扣優惠
Stamp Duty Discount

買方可獲 3%售價折扣優惠。
The Purchaser will be offered 3% discount on the price.

6. 泛海集團有禮折扣優惠
Asia Standard Group Greeting Discount

買方可獲 0.5%售價折扣優惠。
The Purchaser will be offered 0.5% discount on the price.

(4) (B) 靈活建築期付款計劃
Flexible Stage Payment Plan

(i) 支付條款
Terms of Payment

買方於簽署臨時買賣合約(「臨時合約」)時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$50,000 之部份臨時訂金必須以銀行本票或支票支付， 臨時訂金的餘額可以銀行本票或支票支付，本票及支票抬頭請寫「陳劉韋律師行」。
Upon signing of the preliminary agreement for sale and purchase (“PASP”), the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$50,000 being part of the preliminary deposit must be paid by cashier order or cheque and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to “Chan, Lau & Wai Solicitors”

1. 相等於樓價 5%之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署正式買賣合約「(買賣合約」)。A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

2. 相等於樓價 5%之加付訂金須於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 60 days after signing of the PASP.

3. 樓價 90%即樓價餘款，買方須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內繳付。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days of the date of the written notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).

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

1. 靈活建築期付款計劃優惠
Flexible Stage Payment Plan Benefit

選擇第(4)(B)段所述的付款計劃之買方，可獲 1%售價折扣優惠。
A 1% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B).

2. 首置及換樓客折扣
First Home and Upgrader Discount

買方可獲 2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

3. 鐵路沿線優惠
Along The Railway Lines Discount
買方可獲 2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

4. 高端人才及專業人士優惠
Top Talent and Professional Discount

買方可獲 1%售價折扣優惠。
The Purchaser will be offered 1% discount on the price.

5. 印花稅折扣優惠
Stamp Duty Discount

買方可獲 3%售價折扣優惠。
The Purchaser will be offered 3% discount on the price.

(iii) 可就購買該期數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

1. 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方提前於買賣合約訂明的付款限期日之前付清樓價，可獲賣方根據附錄 1 內之表格計算「提前付清樓價現金回贈」。
Where the Purchaser settles the purchase price earlier than the due date of payment as specified in the ASP, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" payable by the Vendor in the amount as set out in the table in Annex 1.

買方須受限於相關條款及細則，方可享有提前付清樓價現金回贈。
The Purchaser has to be subject to the relevant terms and conditions, in order to be entitled to the Early Settlement Cash Rebate.

(5) (i) 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同時處理其買賣合約、按揭契及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of ASP, mortgage and assignment, the Vendor agrees to bear the legal costs of the Purchaser for the ASP and the assignment.

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、按揭契及/或轉讓契，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/her own solicitors to act for him/her in respect of any of ASP, mortgage and/or assignment, the Vendor and the Purchaser shall each pay his/her/its own solicitors' legal fees in respect of the ASP and the assignment.

3. 買方須支付一概有關臨時合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅(按《印花稅條例》所定義)、額外印花稅(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。
All stamp duty (including without limitation any stamp duty on (defined in the Stamp Duty Ordinance), if any, nomination or sub-sale agreement, any special stamp duty (defined in the Stamp Duty Ordinance), any buyer's stamp duty (defined in the Stamp Duty Ordinance) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the PASP, the ASP and the assignment shall be borne by the Purchaser.

(ii) 買方須為就買賣該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

製作、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費，所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅(按《印花稅條例》所定義)及/或從 價印花稅(按《印花稅條例》所定義)較高稅率(第 1 標準) 而須作出的任何法定聲明的費用及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，均由買方負責。
The Purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("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 purchased, all plan fees for plans to be annexed to ASP and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the residential property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty (defined in the Stamp Duty Ordinance) and/or higher rates (scale 1) of ad valorem stamp duty (defined in the Stamp Duty Ordinance), and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(6) 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 agent to act in the sale of any specified residential property in the Phase:

泛海發展(地產代理)有限公司	ASIA STANDARD DEVELOPMENT (REAL ESTATE AGENCIES) LIMITED
中原地產代理有限公司	CENTALINE PROPERTY AGENCY LIMITED
世紀 21 集團有限公司及旗下特許經營商	CENTURY 21 GROUP LIMITED AND FRANCHISEES
帝霆物業(策略投資)有限公司	DI TING PROPERTY AGENT LIMITED
晉誠地產代理有限公司	EARNEST PROPERTY AGENCY LIMITED
結好置業有限公司	GET NICE REAL ESTATE LIMITED
香港(國際)地產商會有限公司及旗下特許經營商	HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED AND FRANCHISEES
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及旗下特許經營商	HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED AND FRANCHISEES
建富物業	KIN FU REALTY
祥益地產代理有限公司	MANY WELLS PROPERTY AGENT 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
28置業卓越代理有限公司	28 PROPERTY EXCELLENCE AGENCY COMPANY LIMITED
華龍國際顧問有限公司	CHINA DRAGON INTERNATIONAL CONSULTANCY LIMITED
天置物業代理有限公司	TIN CHI PROPERTY AGENCY LIMITED

請注意：任何人可委任任何地產代理在購買該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.

(7) 賣方就期數指定的互聯網網站的網址為：http://www.highpark.hk/phase2
The address of the website designated by the Vendor for the Phase is: http://www.highpark.hk/phase2

附錄 1　　提前付清樓價現金回贈(只適用於選擇第 4(B)段中支付條款之買方)
Annex 1　　Early Settlement Cash Rebate (Only applicable to the Purchasers who have selected Terms of Payment in paragraph 4(B))

1. 如買方，提前於買賣合約訂明的付款限期日之前付清樓價，
Where the Purchaser, settles the purchase price earlier than the due date of payment as specified in the ASP,

可獲賣方根據以下列表格計算的「提前付清樓價現金回贈」:
the Purchaser shall be entitled to an "Early Settlement Cash Rebate" payable by the Vendor in the amount as set out in the table below:

2. 「提前付清樓價現金回贈」金額如下:
The amount of the Early Settlement Cash Rebate is as follows:

付清樓價日期 Date of settlement of the purchase price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 80 日內 Within 80 days after the signing of the PASP	樓價 5% 5% of the purchase price

3. 買方須於擬提前付清樓價日前最少 30 日，以書面通知賣方向賣方申請提前付清樓價現金回贈，賣方於收到申請並確認有關資料無誤後，提前付清樓價現金回贈將直接用作支付買方應繳付之部份樓價餘款。
The Purchaser shall apply to the Vendor in writing for the "Early Settlement Cash Rebate" at least 30 days before the date on which the full purchase price is proposed to be settled. After the Vendor has received such application and duly verified the information, the Vendor will apply the "“Early Settlement Cash Rebate" for part payment of the balance of the purchase price payable by the Purchaser directly.

4. 提前付清樓價現金回贈不能轉讓及轉移，及只能由買方本人行使及享用。提前付清樓價現金回贈受其他條款及細則約束。
The Early Settlement Cash Rebate is non-assignable and non-transferable and can only be enjoyed by the Purchaser personally. The Early Settlement Cash Rebate is subject to other terms and conditions.