

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	悅麓 26 Ko Shan	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	高山道 26 號 26 Ko Shan Road		
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)			83

印製日期 Date of Printing	價單編號 Number of Price List
16-1-2026	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 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
6-2-2026	1A	✓

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
悅麓 26 Ko Shan	6	A	18.880 (203) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$3,606,200	191,006 (17,765)	--	--	--	--	--	--	--	--	--	--
	6	B	26.293 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,784,600	220,005 (20,440)	--	--	--	--	--	--	--	--	--	--
	6	C	26.191 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,764,100	220,079 (20,440)	--	--	--	--	--	--	--	--	--	--
	6	D	24.769 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,348,300	215,927 (20,031)	--	--	--	--	--	--	--	--	--	--
	6	E	28.268 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,903,100	208,826 (19,418)	--	--	--	--	--	--	--	--	--	--
	7	B	26.293 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,863,900	223,021 (20,720)	--	--	--	--	--	--	--	--	--	--
	7	C	26.191 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,843,100	223,096 (20,720)	--	--	--	--	--	--	--	--	--	--
	7	D	24.769 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,421,700	218,891 (20,306)	--	--	--	--	--	--	--	--	--	--
	8	A	18.880 (203) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$3,775,600	199,979 (18,599)	--	--	--	--	--	--	--	--	--	--
	8	B	26.293 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,048,700	230,050 (21,373)	--	--	--	--	--	--	--	--	--	--

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
悅麓 26 Ko Shan	8	C	26.191 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,027,300	230,129 (21,373)	--	--	--	--	--	--	--	--	--	
	8	D	24.769 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,592,700	225,794 (20,946)	--	--	--	--	--	--	--	--	--	
	8	E	28.268 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,172,800 \$6,543,200	218,367 231,470 (21,524)	--	--	--	--	--	--	--	--	--	
	9	A	18.880 (203) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$3,844,700	203,639 (18,939)	--	--	--	--	--	--	--	--	--	
	9	B	26.293 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,139,400	233,499 (21,694)	--	--	--	--	--	--	--	--	--	
	9	C	26.191 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,117,800	233,584 (21,694)	--	--	--	--	--	--	--	--	--	
	9	D	24.769 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,676,400	229,174 (21,260)	--	--	--	--	--	--	--	--	--	
	9	E	28.268 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,265,300	221,639 (20,610)	--	--	--	--	--	--	--	--	--	
	10	A	18.880 (203) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$3,902,200	206,684 (19,223)	--	--	--	--	--	--	--	--	--	
	10	B	26.293 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,231,600	237,006 (22,020)	--	--	--	--	--	--	--	--	--	

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	
悅麓 26 Ko Shan	10	C	26.191 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,209,600	237,089 (22,020)	--	--	--	--	--	--	--	--	--	--	
	10	D	24.769 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,761,700	232,617 (21,579)	--	--	--	--	--	--	--	--	--	--	
	10	E	28.268 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,359,300	224,965 (20,919)	--	--	--	--	--	--	--	--	--	--	--
	12	B	26.293 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,411,700	243,856 (22,656)	--	--	--	--	--	--	--	--	--	--	--
	15	A	17.524 (189) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$3,799,100	216,794 (20,101)	--	--	--	--	--	--	--	--	--	--	--
	15	C	23.013 (248) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,710,300	248,134 (23,025)	--	--	--	--	--	--	--	--	--	--	--
	15	D	24.831 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,024,900	242,636 (22,565)	--	--	--	--	--	--	--	--	--	--	--
	15	E	23.388 (252) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$5,512,300	235,689 (21,874)	--	--	--	--	--	--	--	--	--	--	--
	19	A	26.765 (288) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$6,827,100	255,076 (23,705)	--	--	--	--	--	--	--	--	--	--	--
	19	B	24.825 (267) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,557,700	264,157 (24,561)	--	--	--	--	--	--	--	--	--	--	--

(1) 準買家應參閱發展項目的售樓說明書，以了解該發展項目的資料。
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，皆以向下捨入方式到最接近百位數作為樓價，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) (i) 支付條款
Terms of Payment

(A) 90 天現金付款計劃 (照售價減 1%)
90 Days Cash Payment Plan (1% discount on the Price)

1. 相等於樓價 5%之臨時訂金須於買方簽署臨時買賣合約(「臨時合約」)時繳付，買方須於簽署臨時合約的日期後 5 個工作日內簽署正式買賣合約。
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 (“PASP”). The agreement for sale and purchase 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 5 個工作日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 5 working 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 90 天內繳付。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(B) 150 天現金付款計劃 (照售價)
150 Days Cash Payment Plan (The Price)

1. 相等於樓價 5%之臨時訂金須於買方簽署臨時買賣合約(「臨時合約」)時繳付，買方須於簽署臨時合約的日期後 5 個工作日內簽署正式買賣合約。
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 (“PASP”). The agreement for sale and purchase 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 5 個工作日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 5 working 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 150 天內繳付。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 150 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. 90 天現金付款計劃優惠
90 Days Cash Payment Plan Benefit

見上述 4(i)(A)段。
See Paragraph 4(i)(A) above.
2. 早鳥優惠

Early Bird Purchase Discount

凡於 2026 年 6 月 30 日 (包括當日) 或之前簽署臨時買賣合約購買本價單中所列之住宅物業，可獲 1%售價折扣優惠。

A 1% discount from the Price would be offered to a Purchaser who signs the Preliminary Agreement for Sale and Purchase on or before 30 June 2026 to purchase a residential property listed in this price list.

3. 大手買入折扣

Bulk Purchase Discount

- (a) 如買方或 (如適用) 買方及其親屬於同一時間簽署一份或以上臨時買賣合約購買合共不少於兩個但不多於三個 1 房單位 (『指定住宅物業』) (包括於本價單內或可能包括於發展項目已發出或將發出的任何其他價單內)，買方或 (如適用) 該其親屬均可就每個購買之指定住宅物業獲額外 2%售價折扣作為大手買入折扣。

If the Purchaser or (if applicable) the Purchaser and his/her/their relative(s) sign(s) one or more preliminary agreement(s) for sale and purchase at the same time to purchase a total of not less than two (2) but not more than three (3) 1-bedroom units ("designated residential property(ies)") (already included in this price list or may be included in any other price lists of the Development issued or to be issued), an extra 2% discount on the Price would be offered to the Purchaser or (if applicable) his/her/their said relative(s) on each of the designated residential properties so purchased as the Bulk Purchase Discount.

- (b) 就(a)段而言，「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女或甥女，惟相關買方須提供令賣方滿意的關係證明。賣方對於是否存在相關關係及/或買方是否符合本折扣優惠資格有最終決定權。如有任何爭議，賣方的決定為最終及具約束力。

For the purpose of paragraph (a), "Relative(s)" of a person means a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent's sibling, cousin, nephew or niece, provided that the relevant Purchasers must provide adequate evidence for proof of the relevant relationship(s) to the Vendor's satisfaction. The Vendor's determination as to whether there is such relevant relationship(s) and/or whether the Purchaser is eligible for this discount shall be final. In case of disputes, the decision of the Vendor shall be final and binding.

- (c) 每個指定住宅物業只可獲一次大手買入折扣。

Each designated residential property shall only be entitled to the Bulk Purchase Discount once.

- (d) 如任何指明住宅物業之買方因任何原因而違約或未能完成買賣，買方將不符合享受大手買入折扣的資格。賣方保留絕對權利要求歸還已向買方提供的大手買入折扣。

If for whatever reason the Purchaser of any designated residential property(ies) defaults or fails to proceed to completion, the Purchaser shall not be eligible to enjoy the Bulk Purchase Discount. The Vendor reserves its absolute right to request for repayment of the Bulk Purchase Discount that has been made available to the Purchaser.

4. 全層西餅客優惠

Whole Floor Bulk Purchase Discount

- (a) 如買方或（如適用）買方及其親屬於同一時間簽署一份或以上臨時買賣合約購買發展項目同一樓層共四個或以上 1 房單位（『指定住宅物業』）（包括於本價單內或可能包括於發展項目已發出或將發出的任何其他價單內），買方或（如適用）該其親屬均可就每個購買之指定住宅物業獲額外 3%售價折扣作為全層西餅客優惠。

If the Purchaser or (if applicable) the Purchaser and his/her/their relative(s) sign(s) one or more preliminary agreement(s) for sale and purchase at the same time to purchase a total of four or above 1-bedroom units on the same floor of the Development ("designated residential property(ies)") (already included in this price list or may be included in any other price lists of the Development issued or to be issued), an extra 3% discount on the Price would be offered to the Purchaser or (if applicable) his/her/their said relative(s) on each of the designated residential properties so purchased as the Whole Floor Bulk Purchase Discount.

- (b) 就(a)段而言，「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女或甥女，惟相關買方須提供令賣方滿意的關係證明。賣方對於是否存在相關關係及/或買方是否符合本折扣優惠資格有最終決定權。如有任何爭議，賣方的決定為最終及具約束力。

For the purpose of paragraph (a), "Relative(s)" of a person means a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent's sibling, cousin, nephew or niece, provided that the relevant Purchasers must provide adequate evidence for proof of the relevant relationship(s) to the Vendor's satisfaction. The Vendor's determination as to whether there is such relevant relationship(s) and/or whether the Purchaser is eligible for this discount shall be final. In case of disputes, the decision of the Vendor shall be final and binding.

- (c) 每個指定住宅物業只可獲一次全層西餅客優惠。

Each designated residential property shall only be entitled to the Whole Floor Bulk Purchase Discount once.

- (d) 如任何指明住宅物業之買方因任何原因而違約或未能完成買賣，買方將不符合享受全層西餅客優惠的資格。賣方保留絕對權利要求歸還已向買方提供的全層西餅客優惠。

If for whatever reason the Purchaser of any designated residential property(ies) defaults or fails to proceed to completion, the Purchaser shall not be eligible to enjoy the Whole Floor Bulk Purchase Discount. The Vendor reserves its absolute right to request for repayment of the Whole Floor Bulk Purchase Discount that has been made available to the Purchaser.

5. 印花稅折扣優惠

Stamp Duty Discount Benefit

買方購買本價單所列之住宅物業可獲額外 2%售價折扣作為印花稅折扣優惠。

An extra 2% discount on the Price would be offered to the purchaser of a residential property listed in this price list as the Stamp Duty Discount Benefit.

6. 悅麓生活翠綠景觀優惠

Green Living Benefit

買方購買本價單所列之住宅物業可獲額外 2%售價折扣作為悅麓生活翠綠景觀優惠。

An extra 2% discount on the Price would be offered to the purchaser of a residential property listed in this price list as the Green Living Benefit.

7. 雙站優勢獎賞優惠
Two-Station Proximity Benefit

買方購買本價單所列之住宅物業可獲額外 2%售價折扣作為雙站優勢獎賞優惠。
An extra 2% discount on the Price would be offered to the purchaser of a residential property listed in this price list as the Two-Station Proximity Benefit.

8. 東維港灣區樞紐優惠
Victoria Cove Area Benefit

買方購買本價單所列之住宅物業可獲額外 2%售價折扣作為東維港灣區樞紐優惠。
An extra 2% discount on the Price would be offered to the purchaser of a residential property listed in this price list as the Victoria Cove Area Benefit.

(iii) 可就購買該發展項目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

1. 請參閱第(4)(ii)。
Please refer to Paragraph (4)(ii).

2. 學生宿舍租金回贈
Student Accommodation Rental Rebate

買方於簽署臨時買賣合約時，可選擇以下其中一個選項：
Upon the signing of preliminary agreement for sale and purchase, the Purchaser may choose one of the following options:

選項 Option	學生宿舍租金回贈 Student Accommodation Rental Rebate	備註 Remark
A	選擇學生宿舍租金回贈 Choose the Student Accommodation Rental Rebate	符合以下所列明的條件的買方可獲學生宿舍租金回贈。 The Purchaser who satisfies the conditions as set out below will be eligible for the Student Accommodation Rental Rebate.
B	不選擇學生宿舍租金回贈 Not choose the Student Accommodation Rental Rebate	為免疑問，如買方不選擇學生宿舍租金回贈，買方將不會因此獲得任何賠償或其他優惠。 For the avoidance of doubt, if the Purchaser does not choose the Student Accommodation Rental Rebate, the Purchaser will not be entitled to any compensation or other benefit.

(I) 如符合以下所有條件，買方可獲 1%樓價的學生宿舍租金回贈 (『學生宿舍租金回贈』)：
If all of the following conditions are satisfied, the Purchaser shall be entitled to 1% purchase price as Student Accommodation Rental Rebate (“Student Accommodation Rental Rebate”):

(a) 買方按以下要求將指定住宅物業租出：

The Purchaser rents out the designated residential property in accordance with the following requirements:

- 租客不是買方的近親(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)。
The tenant is not a close relative (i.e., spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser.
- 租客必須為合資格學生(定義見(I)(d)段)。
The tenant must be an eligible student (as defined in paragraph (I)(d)).
- 租期必須不少於 12 個月。
The term of the tenancy must be at least 12 months.
- 租期之首日必須於完成指明住宅物業的買賣交易日後 6 個月內。
The commencement day of the term of the tenancy must be within 6 months after the date of completion of the sale and purchase of the specified residential property.
- 根據當時的公開市場租金租出。
The rent shall be at the then prevailing open market rent.
- 免租期不得多於 14 天。
Rent-free period must not be more than 14 days.
- 買方與租客必須簽署正式租約。該正式租約須蓋足額印花稅。
The Purchaser and the tenant must sign a formal tenancy agreement. The formal tenancy agreement shall be duly stamped.

(b) 買方必須提供以下文件證明：

The Purchaser must provide the following documents as proof:

- 已簽署並蓋足額印花稅的正式租約
Duly stamped formal tenancy agreement
- 租客之由認可的香港高等教育院校發出的學生證副本
Copy of the student identity card of the Tenant issued by the recognized higher education institution in Hong Kong
- 租期首 12 個月的租金收訖證明，包括但不限於銀行記錄
Proof of receipt of rent of the first 12 months of the tenancy, including but not limited bank records
- 相關稅單或報稅資料
Relevant tax demand note or tax return information
- 買方指定的香港銀行帳戶資料
Information of Purchaser's designated bank account in Hong Kong
- 賣方所要求的其他有關資料及文件
Other relevant information and documents as requested by the Vendor

(c) 買方於獲得學生宿舍租金回贈的日期，仍必須為相關指明住宅物業的業主。

The Purchaser must still be the owner of the relevant specified residential property on the date of receipt of the Student Accommodation Rental Rebate.

(d) 「合資格學生」指在簽訂正式租約時，於香港高等教育院校就讀認可專上課程(兼讀或全日制)之學生。

"eligible student" shall mean a student (part-time or full-time) of a recognised post-secondary programme at one of the recognised higher education institutions in Hong Kong at the time of entering into the formal tenancy agreement.

(II) 為免疑問，每個指明住宅物業只可獲一次學生宿舍租金回贈。

For the avoidance of doubt, each specified residential property shall only be entitled to the Student Accommodation Rental Rebate once.

(III) 買方必須在租期滿 12 個月後，但無論如何不遲於完成指定住宅物業的買賣交易日後 18 個月，以書面(連同第(I)(b)段所述的相關文件及資料)向賣方申請學生宿舍租金回贈。賣方會於收到有效申請並證實有關資料無誤後 3 個月內，將學生宿舍租金回贈獎賞存入買方的香港銀行戶口。

The Purchaser must apply to the Vendor in writing (accompanied with the relevant documents and information as set out in paragraph (I)(b)) for the Student Accommodation Rental Rebate after 12 months of the rental period, but in any event not later than 18 months after the date of completion of the sale and purchase of the designated residential property. The Vendor will deposit the Student Accommodation Rental Rebate to the bank account of the Purchaser in Hong Kong within 3 months after the Vendor has received the valid application and verified the information to be correct.

(IV) 與任何條款及條件有關的任何爭議，概由賣方享有最終決定權。

In case of any dispute in relation to any terms and conditions, the Vendor shall have the right of final decision.

(5) (i) 誰人負責支付買賣該發展項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development

1. 買賣雙方須各自負責其代表律師有關買賣合約及轉讓契兩項法律文件之律師費用。

Each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the ASP and the assignment.

2. 買方須承擔及支付一概有關臨時合約、買賣合約及轉讓契的印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅及所有附加印花稅)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。

All stamp duty including without limitation the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements arising from the PASP, the ASP and the assignment shall be borne and paid by the Purchaser.

(ii) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

製作、登記及完成大廈公契及管理合約、副公契(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 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 (if any) (collectively, "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 and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

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. 所有就購買發展項目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所有相關事項，包括但不限於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 Development are offered to first-hand purchaser as specified in the PASP only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to 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.

- (6) 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:

中原地產代理有限公司

CENTALINE PROPERTY AGENCY LIMITED

美聯物業代理有限公司

MIDLAND REALTY INTERNATIONAL LIMITED

利嘉閣地產有限公司

RICACORP PROPERTIES LIMITED

世紀 21 集團有限公司及旗下特許經營商

CENTURY 21 GROUP LIMITED AND FRANCHISEES

香港(國際)地產商會有限公司及旗下特許會員

HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED AND CHARTERED MEMBERS

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會員

HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED AND CHARTERED MEMBERS

太陽物業香港代理有限公司

SUNRISE PROPERTY HK AGENCY LIMITED

恆安地產有限公司

HANG ON PROPERTY AGENCY CO.

大灣區房投(香港)有限公司

GREATER BAY AREA HOUSING INVESTMENT (HONG KONG) LIMITED

迎富地產代理有限公司

EASYWIN PROPERTY AGENCY 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該發展項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

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

- (7) 賣方就發展項目指定的互聯網網站的網址為：<https://www.26koshan.com.hk/>

The address of the website designated by the Vendor for the Development is: <https://www.26koshan.com.hk/>