

價單 Price List

第一部份：基本資料
Part 1: Basic Information

發展項目期數(「期數」)名稱 Name of the phase of the development (the “Phase”)	叻璟 II THE STERLING II	期數 (如有) Phase No. (if any)	第2期 Phase 2
期數位置 Location of the Phase	發祥街西8號 (此臨時門牌號數有待期數建成時確認) No. 8 Fat Tseung Street West (This provisional street number is subject to confirmation when the Phase is completed)		
期數中的住宅物業的總數 The total number of residential properties in the Phase			407

印製日期 Date of Printing	價單編號 Number of Price List
21/09/2026	2

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

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 5(5A) 第5座(5A)	26	A	67.143 (723) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	17,732,000	264,093 (24,526)	--	--	--	--	--	--	--	--	--	--
	25	A	67.143 (723) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	17,522,000	260,965 (24,235)	--	--	--	--	--	--	--	--	--	--
	23	A	67.143 (723) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	17,314,000	257,868 (23,947)	--	--	--	--	--	--	--	--	--	--
	21	A	67.143 (723) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	17,109,000	254,814 (23,664)	--	--	--	--	--	--	--	--	--	--
	20	A	67.143 (723) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	16,906,000	251,791 (23,383)	--	--	--	--	--	--	--	--	--	--
	26	B	67.827 (730) 露台 Balcony: 2.581 (28) 工作平台 Utility platform: 1.500 (16)	17,866,000	263,405 (24,474)	--	--	--	--	--	--	--	--	--	--
	25	B	67.827 (730) 露台 Balcony: 2.581 (28) 工作平台 Utility platform: 1.500 (16)	17,654,000	260,280 (24,184)	--	--	--	--	--	--	--	--	--	--
	23	B	67.827 (730) 露台 Balcony: 2.581 (28) 工作平台 Utility platform: 1.500 (16)	17,445,000	257,198 (23,897)	--	--	--	--	--	--	--	--	--	--
	21	B	67.827 (730) 露台 Balcony: 2.581 (28) 工作平台 Utility platform: 1.500 (16)	17,238,000	254,147 (23,614)	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5(5A) 第5座(5A)	20	B	67.827 (730) 露台 Balcony: 2.581 (28) 工作平台 Utility platform: 1.500 (16)	17,034,000	251,139 (23,334)	--	--	--	--	--	--	--	--	--	--
	38	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,153,000	260,140 (24,193)	--	--	--	--	--	--	--	--	--	--
	37	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,021,000	257,062 (23,907)	--	--	--	--	--	--	--	--	--	--
	36	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,977,000	256,035 (23,811)	--	--	--	--	--	--	--	--	--	--
	35	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,933,000	255,009 (23,716)	--	--	--	--	--	--	--	--	--	--
	33	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,889,000	253,983 (23,620)	--	--	--	--	--	--	--	--	--	--
	32	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,846,000	252,980 (23,527)	--	--	--	--	--	--	--	--	--	--
	31	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,803,000	251,977 (23,434)	--	--	--	--	--	--	--	--	--	--
	30	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,760,000	250,974 (23,341)	--	--	--	--	--	--	--	--	--	--
	29	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,717,000	249,971 (23,247)	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 5(5A) 第5座(5A)	28	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,717,000	249,971 (23,247)	--	--	--	--	--	--	--	--	--	--
	27	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,632,000	247,988 (23,063)	--	--	--	--	--	--	--	--	--	--
	26	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,414,000	242,903 (22,590)	--	--	--	--	--	--	--	--	--	--
	25	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,383,000	242,180 (22,523)	--	--	--	--	--	--	--	--	--	--
	23	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,352,000	241,457 (22,456)	--	--	--	--	--	--	--	--	--	--
	18	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,259,000	239,288 (22,254)	--	--	--	--	--	--	--	--	--	--
	17	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,197,000	237,842 (22,119)	--	--	--	--	--	--	--	--	--	--
	16	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,167,000	237,142 (22,054)	--	--	--	--	--	--	--	--	--	--
	10	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,045,000	234,297 (21,790)	--	--	--	--	--	--	--	--	--	--
	9	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,015,000	233,597 (21,725)	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5(5A) 第5座(5A)	8	D	42.873 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,015,000	233,597 (21,725)	--	--	--	--	--	--	--	--	--	--
	45	E	42.604 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,883,000	278,917 (25,889)	--	--	--	--	--	--	--	--	--	--
	43	E	42.604 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,696,000	274,528 (25,481)	--	--	--	--	--	--	--	--	--	--
	42	E	42.604 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,377,000	267,041 (24,786)	--	--	--	--	--	--	--	--	--	--
	41	E	42.604 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,265,000	264,412 (24,542)	--	--	--	--	--	--	--	--	--	--
	40	E	42.604 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,153,000	261,783 (24,298)	--	--	--	--	--	--	--	--	--	--
	39	E	42.604 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,043,000	259,201 (24,059)	--	--	--	--	--	--	--	--	--	--
	21	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,248,000	239,562 (22,278)	--	--	--	--	--	--	--	--	--	--
	20	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,218,000	238,861 (22,213)	--	--	--	--	--	--	--	--	--	--
	19	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,187,000	238,136 (22,146)	--	--	--	--	--	--	--	--	--	--

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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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 5(5A) 第5座(5A)	15	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,065,000	235,284 (21,880)	--	--	--	--	--	--	--	--	--	--
	12	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,035,000	234,583 (21,815)	--	--	--	--	--	--	--	--	--	--
	11	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	10,005,000	233,882 (21,750)	--	--	--	--	--	--	--	--	--	--
	7	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,885,000	231,077 (21,489)	--	--	--	--	--	--	--	--	--	--
	6	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,856,000	230,399 (21,426)	--	--	--	--	--	--	--	--	--	--
	5	E	42.778 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,796,000	228,996 (21,296)	--	--	--	--	--	--	--	--	--	--
Tower 5(5B) 第5座(5B)	41	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,602,000	254,205 (23,609)	--	--	--	--	--	--	--	--	--	--
	40	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,526,000	251,664 (23,373)	--	--	--	--	--	--	--	--	--	--
	39	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,452,000	249,189 (23,143)	--	--	--	--	--	--	--	--	--	--
	38	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,452,000	249,189 (23,143)	--	--	--	--	--	--	--	--	--	--

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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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5(5B) 第5座(5B)	37	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,407,000	247,684 (23,003)	--	--	--	--	--	--	--	--	--	--
	36	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,385,000	246,949 (22,935)	--	--	--	--	--	--	--	--	--	--
	35	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,363,000	246,213 (22,866)	--	--	--	--	--	--	--	--	--	--
	33	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,341,000	245,477 (22,798)	--	--	--	--	--	--	--	--	--	--
	32	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,319,000	244,742 (22,730)	--	--	--	--	--	--	--	--	--	--
	31	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,297,000	244,006 (22,661)	--	--	--	--	--	--	--	--	--	--
	30	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,275,000	243,270 (22,593)	--	--	--	--	--	--	--	--	--	--
	29	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,254,000	242,568 (22,528)	--	--	--	--	--	--	--	--	--	--
	28	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,254,000	242,568 (22,528)	--	--	--	--	--	--	--	--	--	--
	27	C	29.905 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,138,000	238,689 (22,168)	--	--	--	--	--	--	--	--	--	--

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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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5(5B) 第5座(5B)	36	F	38.236 (412) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,500,000	248,457 (23,058)	--	--	--	--	--	--	--	--	--	--
	35	F	38.236 (412) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,406,000	245,999 (22,830)	--	--	--	--	--	--	--	--	--	--
	33	F	38.236 (412) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,312,000	243,540 (22,602)	--	--	--	--	--	--	--	--	--	--
	29	F	38.236 (412) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,138,000	238,989 (22,180)	--	--	--	--	--	--	--	--	--	--
	28	F	38.236 (412) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,138,000	238,989 (22,180)	--	--	--	--	--	--	--	--	--	--
	27	F	38.236 (412) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,083,000	237,551 (22,046)	--	--	--	--	--	--	--	--	--	--
	10	F	38.372 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,800,000	229,334 (21,308)	--	--	--	--	--	--	--	--	--	--
	9	F	38.372 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,783,000	228,891 (21,266)	--	--	--	--	--	--	--	--	--	--
	8	F	38.372 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,783,000	228,891 (21,266)	--	--	--	--	--	--	--	--	--	--

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，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)段中：
- (a) 「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指將於臨時合約中訂明的住宅物業的實際售價。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。
 - (b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。
 - (c) 「臨時合約」指臨時買賣合約。
 - (d) 「正式合約」指正式買賣合約。

Notes: In this paragraph (4):

- (a) “Price” means the price of the residential property set out in Part 2 of this price list, and “Transaction Price” means the actual price of the residential property to be set out in the PASP. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the Transaction Price.
- (b) “working day” shall be as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance.
- (c) “PASP” means preliminary agreement for sale and purchase.
- (d) “ASP” means agreement for sale and purchase.

於簽署臨時合約時，買方須繳付相等於成交金額的5%作為臨時訂金，請帶備港幣\$100,000銀行本票（除非賣方另外同意）以支付部份臨時訂金，亦請另備額外之銀行本票或支票（視乎情況，以賣方已經或不時公布之銷售安排資料中或其他之最終要求為準）以繳付臨時訂金之餘額。上述所有銀行本票及/或支票抬頭請寫「貝克・麥堅時律師事務所」或「Baker & McKenzie」。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. Please bring along a cashier's order (unless the Vendor agrees otherwise) of HK\$100,000 for payment of part of the preliminary deposit and also additional cashier's order(s) or cheque(s) (as the case may be, the final requirements under the Information on Sales Arrangements made or to be made available or otherwise by or of the Vendor from time to time shall prevail) for payment of the balance of the preliminary deposit. All the cashier's order(s) and/or cheque(s) above shall be drawn in favour of "Baker & McKenzie" or "貝克・麥堅時律師事務所".

(i) **支付條款**
Terms of Payment

(A) 90 天現金付款計劃 90-day Cash Payment Plan (照售價減 10%) (10% discount from Price)

1. 成交金額 5%：臨時訂金須於買方簽署臨時合約時繳付，買方並須於其後 5 個工作日內簽署正式合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP. The ASP must be signed by the purchaser(s) within 5 working days thereafter.
2. 成交金額 5%：即加付訂金須於買方簽署臨時合約後 60 天內支付。
5% of the Transaction Price being the Further Deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
3. 成交金額 90%：成交金額餘款須於買方簽署臨時合約後 90 天內支付，或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通知的日期後的 14 天內支付，以較早者為準。
90% of the Transaction Price being the balance of the Transaction Price shall be paid by the purchaser(s) within 90 days after signing of the PASP, or within 14 days after the date of the notification to the purchaser(s) that the Vendor is in a position validly to assign the property to the purchaser(s), whichever is the earlier.

(B) 180 天現金付款計劃 180-day Cash Payment Plan (照售價減 8%) (8% discount from Price)

1. 成交金額 5%：臨時訂金須於買方簽署臨時合約時繳付，買方並須於其後 5 個工作日內簽署正式合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP. The ASP must be signed by the purchaser(s) within 5 working days thereafter.
2. 成交金額 5%：即加付訂金須於買方簽署臨時合約後 60 天內支付。
5% of the Transaction Price being the Further Deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
3. 成交金額 90%：成交金額餘款須於買方簽署臨時合約後 180 天內支付，或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通知的日期後的 14 天內支付，以較早者為準。
90% of the Transaction Price being the balance of the Transaction Price shall be paid by the purchaser(s) within 180 days after signing of the PASP, or within 14 days after the date of the notification to the purchaser(s) that the Vendor is in a position validly to assign the property to the purchaser(s), whichever is the earlier.

(C) 360 天現金付款計劃 360-day Cash Payment Plan (照售價減 6%) (6% discount from Price)

1. 成交金額 5%：臨時訂金須於買方簽署臨時合約時繳付，買方並須於其後 5 個工作日內簽署正式合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP. The ASP must be signed by the purchaser(s) within 5 working days thereafter.
2. 成交金額 5%：即加付訂金須於買方簽署臨時合約後 60 天內支付。
5% of the Transaction Price being the Further Deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
3. 成交金額 90%：成交金額餘款須於買方簽署臨時合約後 360 天內支付，或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通知的日期後的 14 天內支付，以較早者為準。
90% of the Transaction Price being the balance of the Transaction Price shall be paid by the purchaser(s) within 360 days after signing of the PASP, or within 14 days after the date of the notification to the purchaser(s) that the Vendor is in a position validly to assign the property to the purchaser(s), whichever is the earlier.

(D) 建築期付款計劃 Stage Payment Plan (照售價減 2%) (2% discount from Price)

1. 成交金額 5%：臨時訂金須於買方簽署臨時合約時繳付，買方並須於其後 5 個工作日內簽署正式合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP. The ASP must be signed by the purchaser(s) within 5 working days thereafter.
2. 成交金額 5%：即加付訂金須於買方簽署臨時合約後 60 天內支付。
5% of the Transaction Price being the Further Deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
3. 成交金額 90%：成交金額餘款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通知的日期後的 14 天內支付。
90% of the Transaction Price being the balance of the Transaction Price shall be paid within 14 days after the date of the 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

(a) 請參閱(4)(i) Please refer to (4)(i)

(b) 「潤薈」會員折扣 “The Clans Member” Discount

在簽署臨時合約當日，買方如屬「潤薈」會員，可獲額外1%售價折扣優惠。每位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以有限公司名義購入）須為「潤薈」會員，方可享此折扣優惠。

An extra 1% discount on the Price would be offered to the purchaser(s) who is a “The Clans” member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is/are individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a limited company) should be a “The Clans” member on the date of signing of the PASP in order to enjoy the discount offer.

(c) 「印花稅津貼」折扣 “Subsidy of Stamp Duty” Discount

買方可獲額外 3%售價折扣優惠作為「印花稅津貼」優惠。

An extra 3% discount from the Price would be offered to the purchaser(s) as the “Subsidy of Stamp Duty” Discount.

(d) 「西九高鐵藝文核心」折扣 “West Kowloon High-Speed Rail Arts and Culture Hub” Discount

買方可獲額外 1%售價折扣優惠作為「西九高鐵藝文核心」優惠。

An extra 1% discount from the Price would be offered to the purchaser(s) as the “West Kowloon High-Speed Rail Arts and Culture Hub” Discount.

(e) 「盛境之巔 靜謐之致 生活」折扣 “Above the Vibrancy Beyond the Serenity Living” Discount

買方可獲額外 1%售價折扣優惠作為「盛境之巔 靜謐之致 生活」優惠。

An extra 1% discount from the Price would be offered to the purchaser(s) as the “Above the Vibrancy Beyond the Serenity Living” Discount.

(iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

(a) 首年保修優惠

First Year Warranty Benefit

在不影響買方於正式合約下之權利的前提下，凡住宅物業有任何欠妥之處，買方可於該住宅物業的買賣成交日期起計的 1 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費就該住宅物業欠妥之處作出補救。

Without affecting the purchaser(s)'s rights under the ASP, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser(s) within 1 year from the date of completion of sale and purchase of the residential property concerned, rectify any defects to the residential property concerned.

為免疑問，首年保修優惠不適用於(i)由於買方或買方的代理人、承辦商、工人、傭工、客人、僱員、許可者、受邀者及/或住宅物業的住客、使用者或訪客的行為或疏忽所導致之該住宅物業的欠妥之處或(ii)住宅物業的欠妥之處是由於正常損耗造成。

For the avoidance of doubt, the First Year Warranty Benefit does not apply to any defects caused by (i) any act or neglect of the purchaser(s) or the purchaser(s)'s agent, contractor, worker, servant, guest, employee, permittee, invitee and/or resident, occupier or visitor of the residential property concerned or (ii) due to fair wear and tear.

首年保修優惠受其他條款及細則約束。詳情請參閱相關交易文件。

The First Year Warranty Benefit is subject to other terms and conditions. Please refer to the relevant transaction document(s) for details.

(b) **專屬限定服務優惠**
The Tailored Artistry Benefit

買方可：

The purchaser may:

- (i) (適用於本價單所列之所有住宅物業) 免費獲贈由賣方提供安裝於該住宅物業內所有睡房及客飯廳之窗簾(「窗簾贈品」)。買方須於簽署臨時合約時，從賣方指定之選項(包括流光白沙風格、沐光暖沙風格、澄空天藍風格或大地暖棕風格，以賣方最終提供為準)中作出選擇。買方可在簽署臨時合約後一個月內(以賣方實際收到書面申請日期計算)，以書面形式向賣方申請更改選擇。該申請須由賣方書面批准後方可生效，賣方保留絕對酌情權決定是否批准。若買方未在限期內提出書面申請，或申請未獲賣方批准，則原有選擇即屬最終並對買方具有約束力，且不得以任何理由更改、撤回或替換；及

(applicable to all residential properties listed in this price list) receive free of charge curtains installed in all bedrooms and the living/dining room of the residential property to be provided by the Vendor (the "Curtains Gift"). The purchaser shall select from the options designated by the Vendor (including White Sand, Sunlit Sand, Sky Blue or Earthy Brown, subject to the Vendor's final provision) upon signing of the PASP. The purchaser may, within one month after signing the PASP (subject to the actual date of receipt of the written application by the Vendor), submit a written application to the Vendor to change such selection. Any change shall take effect only upon the Vendor's prior written approval, and the Vendor reserves the absolute discretion to approve or reject any such application. If the purchaser fails to submit a written application within the prescribed period, or if the application is not approved by the Vendor, the original selection shall remain final and binding on the purchaser and shall not be amended, withdrawn, or substituted for any reason whatsoever; and

- (ii) (適用於本價單所列之所有住宅物業) 選擇免費從下表所列的「選配項目」揀選其他爐具以取代正式合約及售樓說明書所載之交樓標準(「被替換項目」)：

(applicable to all residential properties listed in this price list) elect to choose an alternative cooking stove from the "Selected Item" listed in the table below free of charge to replace the standard provision as set out in the ASP and the sales brochure (the "Replaced Item"):

適用於 Applicable to :	選配項目 Selected Item	被替換項目 Replaced Item
開放式廚房單位	雙頭氣體煮食爐 double burner gas cooking hob	雙爐頭電磁爐 2 zone induction hob

units with open kitchen	(品牌名稱 Brand Name : Siemens iQ700 Domino ; 型號 Model No. : ER3A6BB70X)	
梗廚單位 units with enclosed kitchen	雙爐頭電磁爐 2 zone induction hob (品牌名稱 Brand Name : Siemens iQ100 Domino ; 型號 Model No. : EH375FBB1E)	雙頭氣體煮食爐 double burner gas cooking hob

買方須於簽署臨時合約時作出選擇。買方可在簽署臨時合約後一個月內（以賣方實際收到書面申請日期計算），以書面形式向賣方申請更改選擇。該申請須由賣方書面批准後方可生效，賣方保留絕對酌情權決定是否批准。若買方未在限期內提出書面申請，或申請未獲賣方批准，則原有選擇即屬最終並對買方具有約束力，且不得以任何理由更改、撤回或替換。如買方最終選擇「選配項目」，買方即被視為已同意賣方按其所選擇提供「選配項目」，並接受「被替換項目」將不予提供。

The purchaser shall make the selection upon signing of the PASP. The purchaser may, within one month after signing the PASP (subject to the actual date of receipt of the written application by the Vendor), submit a written application to the Vendor to change such selection. Any change shall take effect only upon the Vendor's prior written approval, and the Vendor reserves the absolute discretion to approve or reject any such application. If the purchaser fails to submit a written application within the prescribed period, or if the application is not approved by the Vendor, the original selection shall remain final and binding on the purchaser and shall not be amended, withdrawn, or substituted for any reason whatsoever. If the purchaser elects to take the "Selected Item", the purchaser shall be deemed to have agreed to the Vendor's provision of the "Selected Item" as selected, and to have accepted that "Replaced Item" will not be provided.

窗簾贈品及選配項目統稱為「該等贈品」。該等贈品將以放置於住宅物業內或賣方決定之其他方式於相關住宅物業成交時之狀況交予買方，賣方保留權利不時更改該等贈品。本優惠以相關交易文件條款及條件為準。

The Curtains Gift and the Selected Item are collectively referred to as "the Gifts". The Gifts will be delivered to the purchaser upon completion of the sale and purchase of the relevant residential property by leaving the same in the residential property or by any other manner as the Vendor may decide in such condition as at completion. The Vendor reserves the right to change the Gifts from time to time. This benefit is subject to the terms and conditions of the relevant transaction documents.

專屬限定服務優惠受其他條款及細則約束。詳情請參閱相關交易文件。

The Tailored Artistry Benefit is subject to other terms and conditions. Please refer to the relevant transaction document(s) for details.

(iv) 誰人負責支付買賣期數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

- (a) 如買方選用賣方代表律師處理正式合約、按揭及轉讓契，賣方同意支付正式合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭及／或轉讓契，買方及賣方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。

If the purchaser(s) appoint(s) the Vendor's solicitors to handle the ASP, mortgage and assignment, the Vendor agrees to bear the legal cost of the ASP and the assignment. If the purchaser(s) choose(s) to instruct his own solicitors to handle the ASP, mortgage and/or assignment, each of the Vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the ASP and the assignment.

- (b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何所有從價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）。

All stamp duty on the PASP, the ASP and the assignment (including but without limitation, all ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser(s).

(v) 買方須為就買賣期數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

擬備、登記及完成公契及管理協議及副公契（如有）（統稱「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件核證副本之費用、所購物業的正式合約及轉讓契之圖則費、所購物業的按揭（如有）之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，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 incorporating Management Agreement and Sub-Deed of Mutual Covenant (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 ASP and the assignment of the property purchased, 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 actual charges of any other documents relating to the sale and purchase of the property purchased.

(5) 賣方已委任地產代理在期數中的指明住宅物業的出售過程中行事：

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

賣方委任的代理：

Agents appointed by the Vendor:

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
高力國際太平洋有限公司	Colliers International Pacific Limited
晉誠地產代理有限公司	Earnest Property Agency 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
香港地產商有限公司	Hong Kong Realty Association Limited
仲量聯行有限公司	Jones Lang LaSalle Limited
萊坊(香港)有限公司	Knight Frank Hong Kong Limited
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
	Nest Property Limited
利嘉閣地產有限公司	Ricacorp Properties Limited
太陽物業香港代理有限公司	Sunrise Property HK Agency Limited
火火顧問有限公司	Winner Consultancy 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.thesterling.hk

The address of the website designated by the vendor for the Phase is : www.thesterling.hk