

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	泓碧 Altissimo	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	耀沙路 11 號 11 Yiu Sha Road		
發展項目中的住宅物業的總數 The total number of residential properties in the development			547

印製日期 Date of Printing	價單編號 Number of Price List
19/07/2019	3

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Number of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties	
		價錢 Price	
17/09/2019	3A	--	
16/10/2019	3B	--	
28/12/2019	3C	--	
31/12/2019	3D	--	
08/01/2020	3E	--	
18/02/2020	3F	--	
28/03/2020	3G	--	
16/05/2020	3H	--	
28/05/2020	3I	--	

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
T1	1	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,796,000	199,212 (18,518)									
T1	1	F	80.725 (869) 露台 Balcony: 2.825 (30); 工作平台 Utility Platform: 1.500 (16)	15,797,000	195,689 (18,178)									
T1	1	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,215,000	200,114 (18,595)									
T1	2	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,814,000	199,620 (18,556)									
T1	2	F	80.725 (869) 露台 Balcony: 2.825 (30); 工作平台 Utility Platform: 1.500 (16)	15,828,000	196,073 (18,214)									
T1	2	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,248,000	200,521 (18,633)									

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	
T1	3	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,830,000	199,982 (18,589)											
T1	3	F	80.725 (869) 露台 Balcony: 2.825 (30); 工作平台 Utility Platform: 1.500 (16)	15,860,000	196,469 (18,251)											
T1	3	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,280,000	200,916 (18,670)											
T1	5	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,848,000	200,390 (18,627)											
T1	5	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,427,000	202,730 (18,838)											
T1	6	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,883,000	201,182 (18,701)											

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	
T1	6	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,493,000	203,544 (18,914)											
T1	7	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,813,000	222,245 (20,659)											
T1	7	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,893,000	208,481 (19,373)											
T1	8	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,960,000	225,574 (20,968)											
T1	8	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,486,000	215,799 (20,053)											
T1	9	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,960,000	225,574 (20,968)											

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	
T1	9	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,486,000	215,799 (20,053)											
T1	10	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,055,000	227,726 (21,168)											
T1	10	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,545,000	216,527 (20,120)											
T1	11	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,199,000	230,987 (21,472)											
T1	11	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,705,000	218,502 (20,304)											
T1	12	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,448,000	236,626 (21,996)											

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	
T1	12	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,956,000	221,600 (20,592)											
T1	15	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,644,000	241,065 (22,408)											
T1	15	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	18,293,000	225,759 (20,978)											
T2	3	A	81.620 (879) 露台 Balcony: 2.931 (32); 工作平台 Utility Platform: 1.500 (16)	16,089,000	197,121 (18,304)											
T2	5	A	81.620 (879) 露台 Balcony: 2.931 (32); 工作平台 Utility Platform: 1.500 (16)	16,293,000	199,620 (18,536)											
T3	1	A	76.972 (829) 露台 Balcony: 2.770 (30); 工作平台 Utility Platform: 1.500 (16)	15,754,000	204,672 (19,004)											

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T3	1	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	15,757,000	193,699 (17,987)				4.411 (47)							
T3	2	A	76.972 (829) 露台 Balcony: 2.770 (30); 工作平台 Utility Platform: 1.500 (16)	15,785,000	205,075 (19,041)											
T3	2	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	15,788,000	194,080 (18,023)											
T3	3	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	15,990,000	196,563 (18,253)											
T3	5	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	16,295,000	200,312 (18,602)											
T3	6	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	16,631,000	204,443 (18,985)											

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T3	7	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	17,554,000	215,789 (20,039)											
T5	1	A	79.371 (854) 露台 Balcony: 2.851 (31); 工作平台 Utility Platform: 1.500 (16)	14,591,000	183,833 (17,085)											
H17-H18	1	H17-B	25.446 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	257,997 (23,960)											
H17-H18	2	H17-A	45.396 (489) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,785,000	215,548 (20,010)											
H17-H18	2	H17-B	25.446 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,635,000	260,748 (24,215)											
H17-H18	3	H17-A	45.396 (489) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,805,000	215,988 (20,051)											

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H17-H18	3	H17-B	25.446 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,704,000	263,460 (24,467)											
H17-H18	1	H18-B	25.159 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,497,000	258,238 (23,974)											
H17-H18	2	H18-A	43.710 (470) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,406,000	215,191 (20,013)											
H17-H18	2	H18-B	25.159 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	260,940 (24,225)											
H17-H18	3	H18-A	43.710 (470) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,423,000	215,580 (20,049)											
H17-H18	3	H18-B	25.159 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,636,000	263,762 (24,487)											

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H19-H20	1	H19-B	25.202 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,497,000	257,797 (23,974)											
H19-H20	2	H19-A	45.052 (485) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,705,000	215,418 (20,010)											
H19-H20	2	H19-B	25.202 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	260,495 (24,225)											
H19-H20	3	H19-A	45.052 (485) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,724,000	215,839 (20,049)											
H19-H20	3	H19-B	25.202 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,636,000	263,312 (24,487)											
H19-H20	1	H20-B	25.458 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	257,876 (23,960)											

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H19-H20	2	H20-A	44.290 (477) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,545,000	215,511 (20,010)											
H19-H20	2	H20-B	25.458 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,635,000	260,625 (24,215)											
H19-H20	3	H20-A	44.290 (477) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,564,000	215,940 (20,050)											
H19-H20	3	H20-B	25.458 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,704,000	263,336 (24,467)											
H21	1	H21-B	26.683 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,761,000	253,382 (23,557)											
H21	2	H21-A	53.753 (579) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	11,816,000	219,820 (20,408)											

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H21	2	H21-B	26.683 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,775,000	253,907 (23,606)											
H21	3	H21-A	53.753 (579) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	11,840,000	220,267 (20,449)											
H21	3	H21-B	26.683 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,811,000	255,256 (23,732)											

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， –
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –

第 52(1) 條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2) 條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i)該臨時合約即告終止；(ii)有關的臨時訂金即予沒收；及 (iii)擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties(First-hand Sales) Ordinance.

(4)(i) 註：在第(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。

Note: In (d) 「正式合約」指正式買賣合約。

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 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 the Preliminary Agreement for Sale and Purchase.

(d) “ASP” means the 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 銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」或“Deacons”。請另備支票以繳付臨時訂金之餘額。

The purchasers shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. Please bring along a cashiers’ order of HK\$100,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also bring along a cheque for payment of the balance of the preliminary deposit.

支付條款

Terms of Payment

(A) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 10%) (10% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 30 days after signing of the PASP.
- (3) 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser, whichever is earlier.

本付款計劃提供「101 第一按揭貸款」及「101 第二按揭貸款」安排，該安排詳情見第 (4)(iii)(h) 段及第 (4)(iii)(i) 段。

The arrangements of “101 First Mortgage Loan” and “101 Second Mortgage Loan” will be provided under this payment plan. Please see paragraph (4)(iii)(h) and paragraph (4)(iii)(i) for the details of that arrangement.

(A1) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(A2) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(A3) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(A4) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(B) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(C) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(C1) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(C2) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(C3) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(C4) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(C5) 5% 首置建築期付款計劃 5% Easy-pay Stage Payment Plan (照售價減 5%) (5% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。

The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.

- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.
- (3) 買方簽署臨時合約後 90 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 成交金額 85% 即成交金額餘款於賣方就其有能力將有關住宅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 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

本付款計劃提供「101 第一按揭貸款」及「101 第二按揭貸款」安排，該安排詳情見第 (4)(iii)(h) 段及第 (4)(iii)(i) 段。

The arrangements of “101 First Mortgage Loan” and “101 Second Mortgage Loan” will be provided under this payment plan. Please see paragraph (4)(iii)(h) and paragraph (4)(iii)(i) for the details of that arrangement.

(C6) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(C7) 2 年無憂回報補貼建築期付款計劃 2 -Year Hassle-free Cash-Return Subsidy Stage Payment Plan (照售價減 1.5%) (1.5% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.
- (3) 買方簽署臨時合約後 90 天內再付成交金額 5% 作為部份成交金額。
A further 5% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 成交金額 85% 即成交金額餘款於賣方就其有能力將有關住宅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 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

(C8) 3 年無憂回報補貼建築期付款計劃 3 -Year Hassle-free Cash-Return Subsidy Stage Payment Plan (照售價減 2%) (2% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.

- (3) 買方簽署臨時合約後 90 天內再付成交金額 5% 作為部份成交金額。
A further 5% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 成交金額 85% 即成交金額餘款於賣方就其有能力將有關住宅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 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the price is available

- (a) 見 4(i)。 See 4(i).
- (b) 不適用。 Not applicable.
- (c) 「限時置業售價折扣」：於 2020 年 6 月 30 日或之前簽署臨時合約購買本價單中之指明住宅物業之買方可獲額外售價 2%折扣優惠。

(只適用於 5%首置建築期付款計劃、2 年無憂回報補貼建築期付款計劃及 3 年無憂回報補貼建築期付款計劃)

“First Home Purchase Price Discount”: An extra 2% discount from the price would be offered to the purchasers who sign the PASP to purchase a specified residential property listed in this price list on or before 30th June 2020.

(Only applicable to 5% Easy-pay Stage Payment Plan, 2 -Year Hassle-free Cash-Return Subsidy Stage Payment Plan and 3 -Year Hassle-free Cash-Return Subsidy Stage Payment Plan)

- (d) 員工置業折扣 Staff Purchasing Discount

如買方(或構成買方之任何人士)屬任何「員工合資格人士」, 並且沒有委任地產代理就購入住宅物業代其行事, 可獲額外 5%售價折扣優惠, 折扣優惠受相關公司內部條款約束。

If the purchaser (or any person comprising the purchaser) is a "Qualified Staff", provided that the purchaser did not appoint any estate agent to act for him/her in the purchase of the residential property, an extra 5% discount on the Price would be offered, subject to the internal regulation of Respective Related Parties.

「員工合資格人士」指碧桂園控股有限公司及其附屬公司、宏安集團有限公司及其附屬公司、宏安地產有限公司、位元堂藥業控股有限公司、易易壹金融集團有限公司、中國農產品交易有限公司或中國建築國際集團及其附屬公司之任何董事、員工及其直系親屬(任何個人的配偶、父母、子女、兄弟及姐妹為該個人之「直系親屬」, 惟須提供令賣方滿意的有關證明文件以茲證明有關關係, 且賣方對是否存在近親關係保留最終決定權)。

“Qualified Staff” means any director or employee (and his/her close family member (a spouse, parent, child, brother and sister of a person is a “close family member” of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of Country Garden Holdings Company Limited and its subsidiaries, Wang On Group Limited and its subsidiaries, Wang On Properties Limited, Wai Yuen Tong Medicine Holdings Limited, Easy One Financial Group Limited, China Agri-Products Exchange Limited and China State Construction International Holdings Ltd. and its subsidiaries.

買方須在遞交購樓意向登記表格時或前提供令賣方滿意的證據證明其為「員工合資格人士」及(如適用)直系親屬關係, 賣方就相關買方是否「員工合資格人士」及(如適用)存在直系親屬關係有最終決定權, 而賣方之決定為最終及對買方具有約束力。

The purchaser shall on or before submission of the Registration of Intent form on the spot provide evidence for proof of being a (if applicable) “Qualified Staff” to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision shall be final and binding on the purchaser.

- (e) 「管理費」優惠 “Management Fees” Discount

於 2020 年 6 月 30 日或之前，首 10 名簽署臨時合約購買發展項目住宅物業（不論列於本價單或任何其他價單內）之買方，可享有下列售價折扣優惠作為「管理費」優惠：
The first ten (10) purchasers who purchase the specified residential properties in the Development and sign the PASP thereof on or before 30th June 2020 (whether the specified residential property is included in this price list or any other price lists) will enjoy the "Management Fees" Discount as listed below as discount on the Price：

- (1) 每個一房住宅物業：港幣 \$98,000；或
For each one-bedroom residential property purchased: HK\$98,000; or
- (2) 每個二房住宅物業住宅物業：港幣 \$138,000；或
For each two-bedroom residential property purchased: HK\$138,000; or
- (3) 每個三房住宅物業住宅物業：港幣 \$218,000。
For each three-bedroom residential property purchased: HK\$218,000.

為免生疑，賣方並不就買方完成買賣後須繳付的管理費金額及其他費用作出任何明示或隱含之要約、陳述、承諾或保證。管理費金額以發展項目管理人決定為準。
For the avoidance of doubt, the Vendor does not make any express or implied representation, promise or warranty in relation to the amount of management fees and other charges payable by the purchases after completion of the sale and purchase. The amount of management shall be subject to the determination by the Manager of the Development.

(f) 「現樓開放月特別優惠」 “Property-Viewing Opening” Discount

於 2020 年 6 月 30 日或之前，首 20 名簽署臨時合約購買發展項目住宅物業（不論列於本價單或任何其他價單內）之買方，可享有下列售價折扣優惠作為「現樓開放月特別優惠」優惠：

The first twenty (20) purchasers who purchase the specified residential properties in the Development and sign the PASP thereof on or before 30th June 2020 (whether the specified residential property is included in this price list or any other price lists) will enjoy the "Property-Viewing Opening" Discount as listed below as discount on the Price：

- (1) 每個一房住宅物業：港幣 \$66,000；或
For each one-bedroom residential property purchased: HK\$66,000; or
- (2) 每個二房住宅物業住宅物業：港幣 \$88,000；或
For each two-bedroom residential property purchased: HK\$88,000; or
- (3) 每個三房住宅物業住宅物業：港幣 \$168,000。
For each three-bedroom residential property purchased: HK\$168,000.

(g) “Countrygardenhk” Instagram 帳戶跟隨優惠
“Countrygardenhk” Instagram Account Follows’ Discount

凡於簽署臨時買賣合約前跟隨 “countrygardenhk” Instagram 帳戶的買家，可獲 1% 售價折扣優惠。

A 1% discount from the Price would be offered to a Purchaser who has followed the “countrygardenhk” Instagram account before signing the Preliminary Agreement for Sale and Purchase.

(iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

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

- (a) 見 4(i) 及 4(ii)。
See 4(i) and 4(ii)

(b) 「成交金額 75% 第一按揭」 “First Mortgage for 75% of the transaction price”

只適用於第 (4)(i)(A3)、第 (4)(i)(C2) 段及第 (4)(i)(C4) 段之付款計劃。

Only applicable to the payment plan under paragraphs (4)(i)(A3), (4)(i)(C2) and (4)(i)(C4).

買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之第一承按人」）申請最高達成交金額之 75% 之第一按揭（「第一按揭貸款」）。第一按揭貸款及其申請受以下條款及條件規限：

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 75% of the transaction price (the “First Mortgage Loan”). The First Mortgage and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第一承按人申請第一按揭貸款。
The purchaser shall by prescribed form apply to the Referred First Mortgagee for the First Mortgage Loan, not less than 60 days before the due date of payment of the balance of the transaction price.
- (2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
- (3) 買方須以所購之發展項目住宅物業之第一衡平法按揭及第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser.
- (4) 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall not exceed 25 years.
- (5) 第一按揭貸款首 24 個月之年利率以介紹之第一承按人引用之最優惠利率 (P) 減 2% (P-2%) 計算。其後之年利率以最優惠利率加 2.375% (P+2.375%) 計算。P 為浮動利率，於本價單日期 P 為每年 5.375%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the first 24 months of the First Mortgage Loan shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2% (P-2%). The interest rate for the rest of the term of the First Mortgage Loan shall be Prime Rate (P) plus 2.375% (P+2.375%). P is subject to fluctuation. P as at the date of this price list is 5.375% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- (6) 第一按揭貸款之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。
All legal documents in relation to the First Mortgage Loan must be prepared by the solicitors’ firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.
- (7) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚按揭條款及條件、批核條件及申請手續。
The purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage before choosing this arrangement.
- (8) 第一按揭貸款條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭貸款條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- (9) 有關第一按揭貸款之批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭

貸款之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。The terms and conditions and the approval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.

(c) 「成交金額 10% 第二按揭」 “Second Mortgage for 10% of the transaction price”

只適用於 第(4)(i)(C4) 段之付款計劃。

Only applicable to the payment plans under paragraphs (4)(i)(C4).

買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之第二承按人」）申請最高達成交額之 10% 之第二按揭，基本條款如下：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred Second Mortgagee”) for second mortgage with a maximum loan amount equivalent to 10% of the transaction price (the “Second Mortgage”). The Second Mortgage and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第二承按人申請按揭貸款。
The purchaser(s) shall by prescribed form apply to the Referred Second Mortgagee for mortgage loan, not less than 60 days before the due date of payment of the balance of the transaction price.
- (2) 買方須依照介紹之第二承按人之要求提供足夠之入息證明文件。
The purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred Second Mortgagee.
- (3) 第二按揭貸款年期最長為 5 年或與第一按揭貸款同等年期，以較短者為準
The maximum tenor of second mortgage loan shall be 5 years or the same tenor of first mortgage loan, whichever is the shorter.
- (4) 第二按揭首 24 個月之年利率以介紹之第二承按人引用之最優惠利率 (P) 減 2.75% (P - 2.75%) 計算。其後之年利率以最優惠利率 (P) 加 2.375% (P + 2.375%) 計算。P 為浮動利率，於本價單日期 P 為每年 5.375%。最終按揭利率以介紹之第二承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the first 24 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.75% (P-2.75%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate (P) plus 2.375% (P+2.375%). P is subject to fluctuation. P as at the date of this price list is 5.375% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- (5) 第二按揭貸款最高金額為成交金額的 10%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額或有關住宅物業的估價（以較低者為準）的 85%。
The maximum second mortgage loan amount shall be 10% of the transaction price, but the total amount of the first mortgage loan and the second mortgage loan together shall not exceed 85% of the transaction price or the valuation of the relevant residential property, whichever is the lower.
- (6) 第一按揭貸款銀行須為介紹之第二承按人所指定之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
The first mortgagee bank shall be one which is nominated by the Referred Second Mortgagee. The purchaser(s) shall obtain the prior written consent from the first mortgagee bank for the application of second mortgage loan.
- (7) 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。
The applications for first mortgage loan and the second mortgage loan will be processed by the relevant mortgagees independently.

- (8) 所有第二按揭貸款及其相關擔保之法律文件必須由介紹之第二承按人指定律師行辦理，買方及其擔保人（如有）須支付所有第二按揭貸款及其擔保相關之律師費及雜費。

All legal documents of the second mortgage loan and its related guarantee shall be handled by the solicitors designated by the Referred Second Mortgagee and all legal costs and disbursement relating thereto shall be borne by the purchaser(s) and his/her/their guarantor(s) (if any).

- (9) 第二按揭貸款批出與否及其條款，介紹之第二承按人有最終決定權，其決定與賣方無關，賣方亦無需為此負責。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。

The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Referred Second Mortgagee. The decision is not related to the vendor and the vendor shall not be responsible therefor. Regardless the loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.

- (10) 第二按揭貸款受其他條款及細則約束。

The second mortgage loan is subject to other terms and conditions.

- (d) 「成交金額 30% 第二按揭」 “Second Mortgage for 30% of the transaction price”

只適用於第 (4)(i)(C6) 段之付款計劃。

Only applicable to the payment plans under paragraphs (4)(i)(C6).

買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之第二承按人」）申請最高達成交額之 30% 之第二按揭，基本條款如下：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred Second Mortgagee”) for second mortgage with a maximum loan amount equivalent to 30% of the transaction price (the “Second Mortgage”). The Second Mortgage and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第二承按人申請按揭貸款。

The purchaser(s) shall by prescribed form apply to the Referred Second Mortgagee for mortgage loan, not less than 60 days before the due date of payment of the balance of the transaction price.

- (2) 買方須依照介紹之第二承按人之要求提供足夠之入息證明文件。

The purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred Second Mortgagee.

- (3) 第二按揭貸款年期最長為 5 年或與第一按揭貸款同等年期，以較短者為準

The maximum tenor of second mortgage loan shall be 5 years or the same tenor of first mortgage loan, whichever is the shorter.

- (4) 第二按揭首 24 個月之年利率以介紹之第二承按人引用之最優惠利率 (P) 減 2.75% (P-2.75%) 計算。其後之年利率以最優惠利率 (P) 加 2.375% (P+2.375%) 計算。P 為浮動利率，於本價單日期 P 為每年 5.375%。最終按揭利率以介紹之第二承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the first 24 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.75% (P-2.75%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate (P) plus 2.375% (P+2.375%). P is subject to fluctuation. P as at the date of this price list is 5.375% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- (5) 第二按揭貸款最高金額為成交金額的 30%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額或有關住宅物業的估價（以較低者為準）的 80%。

The maximum second mortgage loan amount shall be 30% of the transaction price, but the total amount of the first mortgage loan and the second mortgage loan together shall not exceed 80% of the transaction price or the valuation of the relevant residential property, whichever is the lower.

- (6) 第一按揭貸款銀行須為介紹之第二承按人所指定之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
The first mortgagee bank shall be one which is nominated by the Referred Second Mortgagee. The purchaser(s) shall obtain the prior written consent from the first mortgagee bank for the application of second mortgage loan.
- (7) 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。
The applications for first mortgage loan and the second mortgage loan will be processed by the relevant mortgagees independently.
- (8) 所有第二按揭貸款及其相關擔保之法律文件必須由介紹之第二承按人指定律師行辦理，買方及其擔保人（如有）須支付所有第二按揭貸款及其擔保相關之律師費及雜費。
All legal documents of the second mortgage loan and its related guarantee shall be handled by the solicitors designated by the Referred Second Mortgagee and all legal costs and disbursement relating thereto shall be borne by the purchaser(s) and his/her/their guarantor(s) (if any).
- (9) 第二按揭貸款批出與否及其條款，介紹之第二承按人有最終決定權，其決定與賣方無關，賣方亦無需為此負責。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Referred Second Mortgagee. The decision is not related to the vendor and the vendor shall not be responsible therefor. Regardless the loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.
- (10) 第二按揭貸款受其他條款及細則約束。
The second mortgage loan is subject to other terms and conditions.
- (e) 「首 2 年每年 3 厘回報補貼優惠」 “First Two Year Return Subsidy at 3% p.a. Benefit”

只適用於選擇支付計劃 (4)(i)(C7) 的買方。

Only applicable to the payment plans under paragraphs (4)(i)(C7).

受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及售價餘款[#]，由完成買賣日翌日起計為期 2 年，買方每月可獲一筆現金補貼，每月補貼金額相等於售價乘以 3% 除以 12。於上述補貼期間，現金補貼將於每月的第一個工作天存入買方於香港持牌銀行開立之戶口（或以其他由賣方決定的方式支付）。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Purchase Price[#] according to the respective dates stipulated in the agreement for sale and purchase), monthly subsidy will be given to the Purchaser for a two-year period from the date immediately after the Completion Date. The amount of the monthly subsidy is equivalent to the Purchase Price times 3% divide by 12 months. The monthly subsidy will be deposited directly into the purchaser's bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) on the 1st working day of each calendar month during the aforesaid subsidy period.

[#] 以賣方代表律師實際收到款項日期計算

[#] the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

- (f) 「首 3 年每年 2 厘回報補貼優惠」 “First Three Year Return Subsidy at 2% p.a. Benefit”

只適用於選擇支付計劃 (4)(i)(C8) 的買方。

Only applicable to the payment plans under paragraphs (4)(i)(C8).

受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及售價餘款[#]，由完成買賣日翌日起計為期 3 年，買方每月可獲一筆現金補貼，每月補貼金額相等於售價乘以 2% 除以 12。於上述補貼期間，現金補貼將於每月的第一個工作天存入買方於香港持牌銀行開立之戶口（或以其他由賣方決定的方式支付）。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Purchase Price[#] according to the respective dates stipulated in the agreement for sale and purchase), monthly subsidy will be given to the Purchaser for a three-year period from the date immediately after the Completion Date. The amount of the monthly subsidy is equivalent to the Purchase Price times 2% divide by 12 months. The monthly subsidy will be deposited directly into the purchaser's bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) on the 1st working day of each calendar month during the aforesaid subsidy period.

以賣方代表律師實際收到款項日期計算

the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

(g) 提前收樓裝修優惠 Early Occupation for Fitting-out Benefit

買方可選擇獲取提前收樓裝修優惠（「該優惠」）。買方如決定選擇獲取該優惠，在付清全部成交金額的前提下，可於 2020 年 8 月 1 日或之後向賣方提出書面申請該優惠。在賣方批准申請後，買方須簽署有關在所購住宅物業買賣成交前佔用該物業之許可協議（「許可協議」）（格式及內容由賣方訂明，買方不得要求任何修改），主要條款如下：The Purchaser may opt for obtaining the Early Occupation for Fitting-out Benefit (the "Benefit"). If the Purchaser decides to opt for obtaining the Benefit, then on the condition that the Purchaser has fully paid all the transaction price, the Purchaser may submit written application to the Vendor for the Benefit on or after 1st August 2020. Once the application is approved by the Vendor, the Purchaser shall execute a Licence Agreement (the "Licence Agreement") for occupation of the residential property purchased before completion of sale and purchase of the same (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto), the principal terms of which are as follows:

- (1) 許可佔用期由賣方就有關發展項目之佔用許可證已發出且賣方能將該住宅物業交予買方一事向買方發出書面通知的日期後第 60 日開始，至該住宅物業買賣之成交日期為止；
The licence period shall commence from the 60th day after the date of the Vendor's written notice to the Purchaser that the Occupation Permit in respect of the Development has been issued and that the Vendor is in a position to hand over the residential property to the Purchaser, and until the date of completion of sale and purchase of the residential property;
- (2) 許可佔用期內，買方只可就該住宅物業進行裝修工程。買方不得遷入居住該住宅物業，亦不得容許或容忍他人遷入居住該住宅物業。
The user of the residential property during the licence period shall be limited to fitting-out works of the residential property only. The Purchaser shall not reside in the residential property nor shall permit or suffer other person(s) to reside therein.
- (3) 許可佔用期之許可費用金額為港幣 10 元，於簽署許可協議時支付。
The licence fee during the licence period shall be HK\$10.00, payable upon signing of the Licence Agreement.
- (4) 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費。賣方將負責繳付許可佔用期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等（如有）。
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement. The Vendor will be responsible to pay for the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. (if any) of the residential property during the licence period.

詳情以相關交易文件條款作準。

Subject to the terms and conditions of the relevant transaction documents.

(h) 101第一按揭貸款 101 First Mortgage Loan

只適用於成交金額不少於港幣10,000,000元，及選用第 (4)(i)(A) 段或第 (4)(i)(C5) 段之付款計劃。

Only applicable to the transaction price not less than HK\$10,000,000, and payment plans under paragraphs (4)(i)(A) or payment plans under paragraphs (4)(i)(C5).

只適用於屬自然人的買方。

Only applicable to purchasers who are natural persons.

買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之第一承按人」）申請最高達成交金額之 70% 之第一按揭（「101 第一按揭貸款」）。101 第一按揭貸款及其申請受以下條款及條件規限：

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 70% of the transaction price (the “101 First Mortgage Loan”). 101 First Mortgage Loan and its application are subject to the following terms and conditions:

- (1) 買方必須於買賣合約內訂明的付清成交金額餘額之日前最少 75 日書面向介紹之第一承按人申請 101 第一按揭貸款。
The purchaser shall make a written application to the Referred First Mortgagee for 101 First Mortgage Loan not less than 75 days before the date of settlement of the balance of the transaction price as specified in the agreement for sale and purchase.
- (2) 如買方選用 (4)(i)(A) 段之付款計劃並申請 101 第一按揭貸款，成交金額將會增加 3.5%，買方必須於申請時向賣方繳付 (a) 截至申請日期當日按照買賣合約訂明及按新成交金額計算之應付部份與 (b) 原來成交金額已付部份之差額；如買方選用 (4)(i)(C5) 段之付款計劃並申請 101 第一按揭貸款，成交金額將會增加 2%，買方必須於申請時向賣方繳付 (a) 截至申請日期當日按照買賣合約訂明及按新成交金額計算之應付部份與 (b) 原來成交金額已付部份之差額。為免存疑，更改後之成交金額將以進位到最接近的千位數計算。買方亦須就此簽立一份有關住宅物業之補充合約以更改成交金額及支付條款，有關之律師費用及雜費概由買方負責。
If payment plan under paragraph (4)(i)(A) is opted by the purchaser and the purchaser applies for the 101 First Mortgage Loan, the transaction price shall be increased by 3.5% and the difference between (a) amount payable under the ASP calculated by reference to the new transaction price as at the date of application and (b) amount of original transaction price paid by the purchaser shall be payable by the purchaser to the Vendor upon application. If payment plan under paragraph (4)(i)(C5) is opted by the purchaser and the purchaser applies for the 101 First Mortgage Loan, the transaction price shall be increased by 2% and the difference between (a) amount payable under the ASP calculated by reference to the new transaction price as at the date of application and (b) amount of original transaction price paid by the purchaser shall be payable by the purchaser to the Vendor upon application. For avoidance of doubt, the new transaction price will be rounded up to the nearest thousand. The purchaser shall also sign a supplemental agreement in respect of the residential property to vary the transaction price and the terms of payment, all relevant legal costs and disbursements of which shall be borne by the purchaser solely.
- (3) 如買方最終並無選用「101 第一按揭貸款」，買方可在住宅物業買賣成交後 1 個月內向賣方遞交書面申請成交金額回贈，賣方將會在收到買方之書面申請後 1 個月內給予買方同等金額之成交金額回贈。
If the Purchaser eventually does not utilize the 101 First Mortgage Loan, the purchaser may, within 1 month after completion of sale and purchase of the residential property, submit a written application to the Vendor for a transaction price rebate. The Vendor will provide to the purchaser the transaction price rebate in the amount equivalent to the said part payment within 1 month after receiving the written application from the purchaser..
- (4) 101 第一按揭貸款的最高金額為成交金額的 70% (若買方為香港永久性居民) 或 60% (若買方為非香港永久性居民)，貸款金額不可超過應繳付之成交金額餘額。介紹之第一承按人因應買方及其擔保人 (如適用) 的信貸評估，對實際批出予買方的貸款金額作出決定。
The maximum 101 First Mortgage Loan amount shall be 70% of the transaction price (if purchaser is Hong Kong permanent residents) or 60% of the transaction price (if purchaser is not Hong Kong permanent residents), provided that the loan amount shall not exceed the balance of the transaction price payable. The Referred First Mortgagee will decide the loan amount to be granted to the purchaser after considering the result of the credit assessment of the purchaser and his guarantor (if applicable).
- (5) 101 第一按揭貸款年期最長為 25 年。
The maximum tenor of the 101 First Mortgage Loan shall not exceed 25 years.

- (6) 101 第一按揭貸款以住宅物業之第一法定按揭作抵押。
The 101 First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (7) 101 第一按揭貸款年期首 24 個月的年利率為介紹之第一承按人不時報價之最優惠利率減 4.5%。
The annual interest rate of the 101 First Mortgage Loan for the first 24 months shall be at 4.5% below the Best Lending Rate as quoted by the Referred First Mortgagee from time to time.
- (8) 101 第一按揭貸款年期第 25 個月及其後之年利率為介紹之第一承按人不時報價之最優惠利率。
The annual interest rate of the 101 First Mortgage Loan from the 25th month and thereafter shall be the Best Lending Rate as quoted by the Referred First Mortgagee from time to time.
- (9) 「最優惠利率」由介紹之第一承按人決定，現為年利率 5.5%。
The Best Lending Rate is determined by the Referred First Mortgagee. The current Best Lending Rate is 5.5% per annum.
- (10) 買方於按揭首 24 個月只需就 101 第一按揭貸款向介紹之第一承按人繳付利息，其後則須照常連本帶息供款。
The purchaser shall only pay the interest of the 101 First Mortgage Loan to the Referred First Mortgagee in the first 24 months and shall repay the principal amount and interest as usual for the rest of the term of the 101 First Mortgage Loan.
- (11) 買方須按月分期償還 101 第一按揭貸款。
The purchaser shall repay the 101 First Mortgage Loan by monthly instalments.
- (12) 101 第一按揭貸款申請的審批由介紹之第一承按人全權負責。介紹之第一承按人對是否批出見證明日按揭貸款有最終決定權。
The Referred First Mortgagee shall be solely responsible to determine whether to approve the purchasers' application for the 101 First Mortgage Loan. The Referred First Mortgagee shall have the final right to decide whether or not to grant the 101 First Mortgage Loan.
- (13) 所有 101 第一按揭貸款之法律文件必須由賣方或介紹之第一承按人指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理 101 第一按揭貸款的律師費用及雜費。
All legal documents of the 101 First Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Referred First Mortgagee and all relevant legal costs and disbursements shall be borne by the purchaser solely. The purchaser may choose to instruct his own solicitors to act for him and in such event, the purchaser shall also bear his own solicitors' legal costs and disbursements relating to the 101 First Mortgage Loan.
- (14) 買方須按介紹之第一承按人的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人 (如適用) 的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。
The purchaser shall upon request by the Referred First Mortgagee provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser and his guarantor(s) (if applicable).
- (15) 不論 101 第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。
Irrespective of whether the 101 First Mortgage Loan is granted or not, the purchaser shall complete the purchase of the residential property and shall pay the transaction price in full in accordance with the agreement for sale and purchase.
- (16) 101 第一按揭貸款受其他條款及細則約束。
The 101 First Mortgage Loan is subject to other terms and conditions.

- (17) 101 第一按揭貸款純為介紹之第一承按人與買方之交易。買方與介紹之第一承按人之任何繆輯，一概與賣方及碧桂園（香港）地產代理有限公司無關。以上關於 101 第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就 101 第一按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及碧桂園（香港）地產代理有限公司在任何情況下均無需就 101 第一按揭貸款向買方承擔任何責任。

The 101 First Mortgage Loan is a transaction between the Referred First Mortgagee and the purchaser only. The Vendor and Country Garden (Hong Kong) Property Agency Limited shall not be involved in any dispute between the purchaser and the Referred First Mortgagee. The above information of the 101 First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and Country Garden (Hong Kong) Property Agency Limited be liable to the purchaser in respect of the 101 First Mortgage Loan.

(i) 101 第二按揭貸款 101 Second Mortgage Loan

只適用於成交金額不少於港幣 10,000,000 元，及選用第 (4)(i)(A) 段或第 (4)(i)(C5) 段之付款計劃。

Only applicable to the transaction price not less than HK\$10,000,000, and payment plans under paragraphs (4)(i)(A) or payment plans under paragraphs (4)(i)(C5).

只適用於屬自然人的買方。

Only applicable to purchasers who are natural persons.

買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之第二承按人」）申請最高達成交額之 15% 之第二按揭（「101 第二按揭貸款」），基本條款如下：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred Second Mortgagee”) for second mortgage with a maximum loan amount equivalent to 15% of the transaction price (the “101 Second Mortgage Loan”). The 101 Second Mortgage Loan and its application are subject to the following terms and conditions:

- (1) 買方必須於買賣合約內訂明的付清售價餘額之日前最少 75 日書面向介紹之第二承按人申請 101 第二按揭貸款。買方如欲申請 101 第二按揭貸款，需同時申請 101 第一按揭貸款，即買方不可只申請 101 第二按揭貸款而不申請 101 第一按揭貸款。
The purchaser shall make a written application to the Referred Second Mortgagee for 101 Second Mortgage not less than 75 days before the date of settlement of the balance of the Purchase Price as specified in the agreement for sale and purchase. If the purchaser intends to apply for 101 Second Mortgage Loan, he must also apply for 101 First Mortgage Loan at the same time, that is to say, the purchaser cannot apply for 101 Second Mortgage Loan only but not applying for 101 First Mortgage Loan.
- (2) 101 第二按揭貸款的最高金額為成交金額的 15%，101 第一按揭貸款及 101 第二按揭貸款總金額不可超過有關住宅物業成交金額之 85%。介紹之第二承按人會因應買方及其擔保人（如適用）的信貸評估，對實際批出予買方的貸款金額作出決定。
The maximum 101 Second Mortgage Loan amount shall be 15% of the transaction price, provided that the total loan amount of the 101 First Mortgage Loan and the 101 Second Mortgage Loan shall not exceed 85% of the transaction price of the relevant residential property. The Referred Second Mortgagee will decide the loan amount to be granted to the purchaser after considering the result of the credit assessment of the purchaser and his guarantor (if applicable).
- (3) 101 第二按揭貸款年期最長為 3 年。
The maximum tenor of the 101 Second Mortgage Loan shall be 3 years.
- (4) 101 第一按揭貸款及 101 第二按揭貸款申請將由有關承按機構獨立處理。
The applications for 101 First Mortgage Loan and the 101 Second Mortgage Loan will be processed by the relevant mortgagees independently.
- (5) 101 第二按揭貸款全期豁免利息。
The 101 Second Mortgage Loan shall be free of interest for the whole mortgage period.
- (6) 買方分 3 期支付 101 第二按揭貸款金額，所有期數金額均等。第 1 期於買方按買賣合約繳付成交金額餘額後 360 天內繳付，第 2 期於買方按買賣合約繳付成交金額餘額後 720 天內繳付，最後一期於買方按買賣合約繳付成交金額餘額後 1,080 天內繳付。

The 101 Second Mortgage Loan amount shall be paid by the purchaser in 3 equal instalments. 1st instalment shall be paid by the purchaser within 360 days after the date of settlement of the balance of the transaction price as specified in the agreement for sale and purchase. The 2nd instalment shall be paid by the purchaser within 720 days after the date of settlement of the balance of the transaction price as specified in the agreement for sale and purchase. The final instalment shall be paid by the purchaser within 1,080 days after the date of settlement of the balance of the transaction price as specified in the agreement for sale and purchase.

- (7) 101 第二按揭第貸款申請的審批由介紹之第二承按人全權負責。介紹之第二承按人對是否批出 101 第二按揭貸款有最終決定權。
The Referred Second Mortgagee shall be solely responsible to determine whether to approve the purchasers' application for the 101 Second Mortgage Loan. The Referred Second Mortgagee shall have the final right to decide whether or not to grant the 101 Second Mortgage Loan.
- (8) 所有 101 第二按揭貸款之法律文件必須由賣方或介紹之第二承按人指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理 101 第二按揭貸款的律師費用及雜費。
All legal documents of the 101 Second Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Referred Second Mortgagee and all relevant legal costs and disbursements shall be borne by the purchaser solely. The purchaser may choose to instruct his own solicitors to act for him and in such event, the purchaser shall also bear his own solicitors' legal costs and disbursements relating to the 101 Second Mortgage Loan.
- (9) 買方須按介紹之第二承按人的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人（如適用）的信貸報告、收入證明、銀行紀錄及借貸紀錄（包括其他貸款，如有）。
The purchaser shall upon request by the Referred Second Mortgagee provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser and his guarantor(s) (if applicable).
- (10) 不論 101 第二按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。
Irrespective of whether the 101 Second Mortgage Loan is granted or not, the purchaser shall complete the purchase of the residential property and shall pay the transaction price in full in accordance with the agreement for sale and purchase.
- (11) 101 第二按揭貸款受其他條款及細則約束。
The 101 Second Mortgage Loan is subject to other terms and conditions.
- (12) 101 第二按揭貸款純為介紹之第二承按人與買方之交易。買方與介紹之第二承按人之任何轉讓，一概與賣方及碧桂園(香港)地產代理有限公司無關。以上關於 101 第二按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就 101 第二按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及碧桂園(香港)地產代理有限公司在任何情況下均無需就 101 第二按揭貸款向買方承擔任何責任。
The 101 Second Mortgage Loan is a transaction between the Referred Second Mortgagee and the purchaser only. The Vendor and Country Garden (Hong Kong) Property Agency Limited shall not be involved in any dispute between the purchaser and the Referred Second Mortgagee. The above information of the 101 Second Mortgage Loan shall not be regarded as any representation, guarantee, warranty offer or terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and Country Garden (Hong Kong) Property Agency Limited be liable to the purchaser in respect of the 101 Second Mortgage Loan.

(iv) 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

- (a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣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買賣合約、按揭及轉讓契，買方及賣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 appoints the vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, 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.

- (b) 買方須支付一概有關臨時買賣合約、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、額外印花稅、買家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 duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

- (v) 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

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser. The purchase shall also pay and bear the legal costs and disbursements in respect of any mortgage.

備註：買方如因任何原因需更改支付條款，必須得賣方事先同意，並須向賣方繳付\$7,500 不可退還手續費及自付全部相關額外費用。

Remark: If a Purchaser would like to change the payment terms for whatever reasons, the prior consent of the Vendor must be obtained and a non-refundable administrative fee of \$7,500 shall be payable by the Purchaser to the Vendor and the Purchaser shall bear all related extra expenses.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

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

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

香港置業(地產代理)有限公司
Hong Kong Property Services (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

香港地產代理商總會有限公司及其特許會員
Hong Kong Real Estate Agencies General Association Limited and Chartered Members

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

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

(6) 賣方就發展項目指定的互聯網網站的網址為：**www.altissimo.hk**

The address of the website designated by the vendor for the Development is: **www.altissimo.hk**