



價單 Price List

第一部份：基本資料

Part 1: Basic Information

期數名稱	NOVO LAND的第2A期	期數 (如有)	第2A期
Name of Phase	PHASE 2A OF NOVO LAND	Phase No. (if any)	Phase 2A
期數位置	欣寶路8號		
Location of Phase	8 YAN PO ROAD		
期數中的住宅物業的總數	929		
The total number of residential properties in the Phase			

印製日期	價單編號
Date of Printing	Number of Price List
07 November 2023	5

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

修改日期	經修改的價單編號	如物業價錢經修改，請以「√」標示
		Please use "√" to indicate changes to prices of residential properties
Date of Revision	Numbering of Revised Price List	價錢 Price
29 January 2024	5A	

## 第二部份：面積及售價資料

## Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Arreso 第5座 Arreso Tower 5	31	E	22.049 (237) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,140,000	187,764 (17,468)	-	-	-	-	-	-	-	-	-	-
Arreso 第5座 Arreso Tower 5	29	E	22.049 (237) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,128,000	187,219 (17,418)	-	-	-	-	-	-	-	-	-	-
Arreso 第5座 Arreso Tower 5	28	E	22.066 (238) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,127,000	187,030 (17,340)	-	-	-	-	-	-	-	-	-	-
Arreso 第5座 Arreso Tower 5	26	E	22.066 (238) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,104,000	185,987 (17,244)	-	-	-	-	-	-	-	-	-	-
Arreso 第5座 Arreso Tower 5	22	E	22.066 (238) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,072,000	184,537 (17,109)	-	-	-	-	-	-	-	-	-	-
Arreso 第5座 Arreso Tower 5	18	E	22.066 (238) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,051,000	183,586 (17,021)	-	-	-	-	-	-	-	-	-	-
Arreso 第5座 Arreso Tower 5	15	E	22.066 (238) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,019,000	182,135 (16,887)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	29	A1	56.650 (610) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	9,812,000	173,204 (16,085)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	28	A1	56.667 (610) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	9,812,000	173,152 (16,085)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	27	A1	56.667 (610) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	9,760,000	172,234 (16,000)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	26	A1	56.667 (610) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	9,735,000	171,793 (15,959)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	25	A1	56.667 (610) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	9,711,000	171,370 (15,920)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	23	A1	56.667 (610) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	9,685,000	170,911 (15,877)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	29	A2#	64.192 (691) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,761,000	167,638 (15,573)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	28	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,761,000	167,088 (15,528)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	27	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,747,000	166,871 (15,508)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	26	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,732,000	166,638 (15,486)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	25	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,716,000	166,390 (15,463)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	23	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,701,000	166,157 (15,442)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	22	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,686,000	165,924 (15,420)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	21	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,671,000	165,691 (15,398)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	20	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,656,000	165,458 (15,377)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	18	A2#	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,656,000	165,458 (15,377)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	17	A2*	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,613,000	164,790 (15,315)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) 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.)									
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Charlot 第1B座 Charlot Tower 1B	16	A2*	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,593,000	164,480 (15,286)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	15	A2*	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,571,000	164,138 (15,254)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	12	A2*	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,551,000	163,828 (15,225)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	11	A2*	64.403 (693) 露台 Balcony:2.130 (23) 工作平台 Utility Platform:1.500 (16)	10,528,000	163,471 (15,192)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	33	B	34.265 (369) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,574,000	191,858 (17,816)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	32	B	34.265 (369) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,558,000	191,391 (17,772)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	31	B	34.265 (369) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,540,000	190,865 (17,724)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	30	B	34.265 (369) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,524,000	190,398 (17,680)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	29	B	34.265 (369) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,507,000	189,902 (17,634)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	28	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,472,000	189,578 (17,635)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	27	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,439,000	188,611 (17,545)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	26	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,421,000	188,084 (17,496)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	25	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,405,000	187,615 (17,452)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	23	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,387,000	187,088 (17,403)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	22	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,371,000	186,619 (17,360)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	21	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,354,000	186,121 (17,313)	-	-	-	-	-	-	-	-	-	-

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Charlot 第1B座 Charlot Tower 1B	20	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,338,000	185,653 (17,270)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	18	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,338,000	185,653 (17,270)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	17	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,313,000	184,920 (17,202)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	16	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,300,000	184,540 (17,166)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	15	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,287,000	184,159 (17,131)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	12	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,275,000	183,807 (17,098)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	11	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,262,000	183,427 (17,063)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	10	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,251,000	183,104 (17,033)	-	-	-	-	-	-	-	-	-	-

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Charlot 第1B座 Charlot Tower 1B	9	B	34.139 (367) 露台 Balcony:2.137 (23) 工作平台 Utility Platform:0.000 (0)	6,238,000	182,724 (16,997)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	33	C	47.896 (516) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,644,000	180,474 (16,752)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	32	C	47.896 (516) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,620,000	179,973 (16,705)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	31	C	47.896 (516) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,598,000	179,514 (16,663)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	30	C	47.896 (516) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,575,000	179,034 (16,618)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	29	C	47.896 (516) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,553,000	178,574 (16,576)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	28	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,536,000	178,275 (16,575)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	27	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,493,000	177,377 (16,491)	-	-	-	-	-	-	-	-	-	-



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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Charlot 第1B座 Charlot Tower 1B	26	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,471,000	176,918 (16,449)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	25	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,448,000	176,437 (16,404)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	23	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,427,000	175,999 (16,363)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	22	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,405,000	175,539 (16,320)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	21	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,382,000	175,059 (16,276)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	20	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,361,000	174,620 (16,235)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	18	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,361,000	174,620 (16,235)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	17	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,328,000	173,931 (16,171)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	16	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,312,000	173,597 (16,140)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	15	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,295,000	173,242 (16,107)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	12	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,278,000	172,887 (16,074)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	11	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,261,000	172,532 (16,041)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	10	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,245,000	172,198 (16,010)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	9	C	47.881 (515) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	8,228,000	171,843 (15,977)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	33	E	43.843 (472) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:1.500 (16)	7,259,000	165,568 (15,379)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	32	E	43.843 (472) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:1.500 (16)	7,240,000	165,135 (15,339)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	31	E	43.843 (472) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:1.500 (16)	7,221,000	164,701 (15,299)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	30	E	43.843 (472) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:1.500 (16)	7,202,000	164,268 (15,258)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	29	E	43.843 (472) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:1.500 (16)	7,184,000	163,857 (15,220)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	33	G	27.212 (293) 露台 Balcony:2.113 (23) 工作平台 Utility Platform:0.000 (0)	5,135,000	188,704 (17,526)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	32	G	27.212 (293) 露台 Balcony:2.113 (23) 工作平台 Utility Platform:0.000 (0)	5,124,000	188,299 (17,488)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	31	G	27.212 (293) 露台 Balcony:2.113 (23) 工作平台 Utility Platform:0.000 (0)	5,111,000	187,822 (17,444)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	30	G	27.212 (293) 露台 Balcony:2.113 (23) 工作平台 Utility Platform:0.000 (0)	5,096,000	187,270 (17,392)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	29	G	27.212 (293) 露台 Balcony:2.113 (23) 工作平台 Utility Platform:0.000 (0)	5,092,000	187,123 (17,379)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) 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
Charlot 第1B座 Charlot Tower 1B	28	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	5,092,000	186,397 (17,320)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	27	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	5,074,000	185,738 (17,259)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	26	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	5,061,000	185,262 (17,214)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	25	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	5,048,000	184,787 (17,170)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	23	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	5,034,000	184,274 (17,122)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	22	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	5,021,000	183,798 (17,078)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	21	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	5,008,000	183,322 (17,034)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	20	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	4,995,000	182,846 (16,990)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) 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
Charlot 第1B座 Charlot Tower 1B	18	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	4,995,000	182,846 (16,990)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	17	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	4,976,000	182,151 (16,925)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	16	G	27.318 (294) 露台 Balcony:2.125 (23) 工作平台 Utility Platform:0.000 (0)	4,966,000	181,785 (16,891)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	33	H	38.300 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,956,000	181,619 (16,883)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	32	H	38.300 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,939,000	181,175 (16,842)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	31	H	38.300 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,920,000	180,679 (16,796)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	30	H	38.300 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,902,000	180,209 (16,752)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	29	H	38.300 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,885,000	179,765 (16,711)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	28	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,885,000	180,085 (16,711)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	27	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,849,000	179,143 (16,624)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	26	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,832,000	178,698 (16,583)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	25	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,814,000	178,228 (16,539)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	23	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,796,000	177,757 (16,495)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	22	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,779,000	177,312 (16,454)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	21	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,761,000	176,841 (16,410)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	20	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,744,000	176,397 (16,369)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	18	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,744,000	176,397 (16,369)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	17	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,715,000	175,638 (16,299)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	16	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,702,000	175,298 (16,267)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	15	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,689,000	174,958 (16,235)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	12	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,675,000	174,592 (16,201)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	11	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,662,000	174,252 (16,170)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	10	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,649,000	173,912 (16,138)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	9	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,635,000	173,546 (16,104)	-	-	-	-	-	-	-	-	-	-

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
Charlot 第1B座 Charlot Tower 1B	8	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,635,000	173,546 (16,104)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	7	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,609,000	172,866 (16,041)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	6	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,596,000	172,526 (16,010)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	5	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,584,000	172,212 (15,981)	-	-	-	-	-	-	-	-	-	-
Charlot 第1B座 Charlot Tower 1B	3	H	38.232 (412) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.501 (16)	6,569,000	171,819 (15,944)	-	-	-	-	-	-	-	-	-	-



## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

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

### 第 52(1)條 / Section 52(1)

如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樓價的 5%的臨時訂金。

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

### 第 53(2)條 / Section 53(2)

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

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

### 第 53(3) 條 / Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

- (4) 註：『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(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant 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)(A3) 現金付款計劃  
Cash Payment Plan

(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 樓價 95%(樓價餘額)於簽署臨時買賣合約的日期後 60 日內，或於賣方就其有能力將該期數中的指明住宅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 日內繳付，以較早者為準。

95% of the purchase price (balance of purchase price) shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(A3)段所述的付款計劃之買方，可獲 5.5% 售價折扣優惠。

A 5.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A3).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲3.5%售價折扣優惠。

The Purchaser will be offered 3.5% discount on the price.

### 3. 額外折扣 Extra Discount

買方可獲5%售價折扣優惠。

The Purchaser will be offered 5% discount on the price.

### 4. 新地會會員售價折扣優惠 Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

### 5. 港幣\$10,000 折扣(只適用於開放式、一房、兩房或三房單位，Charlot 第 1A 座 18 樓 A1 單位除外) HK\$10,000 Discount (only applicable to studio, one-bedroom, two-bedroom or three-bedroom units, except for Flat A1 at 18/F of Charlot Tower 1A)

(a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(A3)(iii)9段所述之家具優惠。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具優惠的其中一項。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(A3)(iii)9. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Benefit.

(c) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

(iii) 可就購買該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

### 1. 快樂家庭現金回贈(只適用於個人名義買方)

Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1% 之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

2. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

3. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$5,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方符合附錄 4 及附錄 5 所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

4. 快樂粉絲現金回贈(只適用於個人名義買方)

Happy Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 6 所列明的條件的買方可獲港幣\$1,000、港幣\$2,000 或港幣\$5,000 之現金回贈(視情況而定)。詳情請參閱附錄 6。

The Purchaser who satisfies the conditions as set out in Annex 6 will be eligible for a cash rebate of HK\$1,000, HK\$2,000 or HK\$5,000 (as the case may be). Please see Annex 6 for details.

5. 快樂換樓/外來人才現金回贈(只適用於個人名義買方並購買三房或以上的住宅物業)

Happy Upgrading /Incoming Talents Cash Rebate (only applicable to the Purchaser who is an individual and purchases the residential property with three bedrooms or more)

符合附錄 7 所列明的條件的買方可獲樓價 2% 之現金回贈。詳情請參閱附錄 7。

The Purchaser who satisfies the conditions as set out in Annex 7 will be eligible for a cash rebate of 2% of the purchase price. Please see Annex 7 for details.

6. 開心賀年大獎賞(只適用於個人名義買方)  
Happy CNY Benefit (only applicable to the Purchaser who is an individual)

符合附錄 8 所列明的條件的買方可獲樓價 1% 之現金回贈。詳情請參閱附錄 8。

The Purchaser who satisfies the conditions as set out in Annex 8 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 8 for details.

7. 「置稱心」按揭利息保障(只適用於個人名義買方)  
Mortgage Interest Protection (only applicable to the Purchaser who is an individual)

買方須同時選擇「置稱心」按揭利息保障及「置開心」樓價保障，及受限於相關條款及細則，方可享有「置稱心」按揭利息保障。為免疑問，如買方不選擇「置稱心」按揭利息保障，買方將不會因此獲得任何賠償。

The Purchaser has to choose **both** the Mortgage Interest Protection and the Happy Price Protection, and subject to the relevant terms and conditions, in order to be entitled to the Mortgage Interest Protection. For the avoidance of doubt, if the Purchaser does not choose the Mortgage Interest Protection, the Purchaser will not be entitled to any compensation therefor.

符合附錄 9 所列明的條件的買方可享有「置稱心」按揭利息保障，金額上限為樓價 1%。詳情請參閱附錄 9。

The Purchaser who satisfies the conditions as set out in Annex 9 will be eligible for the Mortgage Interest Protection with the amount capped at 1% of the purchase price. Please see Annex 9 for details.

8. 「置開心」樓價保障(只適用於個人名義買方)  
Happy Price Protection (only applicable to the Purchaser who is an individual)

買方須同時選擇「置稱心」按揭利息保障及「置開心」樓價保障，及受限於相關條款及細則，方可享有「置開心」樓價保障。為免疑問，如買方不選擇「置開心」樓價保障，買方將不會因此獲得任何賠償。

The Purchaser has to choose **both** the Mortgage Interest Protection and the Happy Price Protection, and subject to the relevant terms and conditions, in order to be entitled to the Happy Price Protection. For the avoidance of doubt, if the Purchaser does not choose the Happy Price Protection, the Purchaser will not be entitled to any compensation therefor.

符合附錄 10 所列明的條件的買方可享有「置開心」樓價保障，金額上限為樓價 5%。詳情請參閱附錄 10。

The Purchaser who satisfies the conditions as set out in Annex 10 will be eligible for the Happy Price Protection with the amount capped at 5% of the purchase price. Please see Annex 10 for details.

9. 家具優惠(只適用於開放式、一房、兩房或三房單位，Charlot 第 1A 座 18 樓 A1 單位除外)

Furniture Benefit (only applicable to studio, one-bedroom, two-bedroom or three-bedroom units, except for Flat A1 at 18/F of Charlot Tower 1A)

如買方於簽署臨時買賣合約時不選擇第(4)(A3)(ii)5 段所述之港幣\$10,000 折扣，則買方可獲附錄 12 所述之家具優惠。詳情請參閱附錄 12。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(A3)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Benefit as set out in Annex 12. Please see Annex 12 for details.

有關優惠，一經選擇，任何情況下不得更改。

The relevant benefit, once selected, shall not be changed under any circumstances.

為免疑問，就購買每個住宅物業，買方只可享第(4)(A3)(ii)5段所述之港幣\$10,000折扣或第(4)(A3)(iii)9段所述之家具優惠的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(A3)(ii)5 or the Furniture Benefit as set out in paragraph (4)(A3)(iii)9.

詳情請參閱附錄 12。

Please see Annex 12 for details.

10. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 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作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及附錄 12 所述的家具(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the furniture as set out in Annex 12.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

11. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 選購於價單上設有符號“#”之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 13 (a)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 13(a) for details.

- (b) 選購於價單上設有符號“\*”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 13 (b)。

The Purchaser of a residential property that is marked with a “\*” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 13(b) for details.

## 12. 九巴月票半價優惠

KMB Monthly Pass at half price

詳情請參閱附錄 14。

Please see Annex 14 for details.

## 13. 深圳灣口岸車票半價優惠

Shenzhen Bay Port Bus Ticket at half price

詳情請參閱附錄 15。

Please see Annex 15 for details.



(4)(B3) 靈活付款計劃  
Flexible Payment Plan

(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 90 日內，或於賣方就其有能力將該期數中的指明住宅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 日內繳付，以較早者為準。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價 90%(樓價餘額)於賣方就其有能力將該期數中的指明住宅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 日內繳付。  
90% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(B3)段所述的付款計劃之買方，可獲 3.5%售價折扣優惠。

A 3.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B3).



## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3.5%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3.5% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(B3)(iii)1段所述之印花稅直送。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(B3)(iii)1段所述之印花稅直送的其中一項。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之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Express set out in paragraph (4)(B3)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Express as set out in paragraph (4)(B3)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 額外折扣

### Extra Discount

買方可獲5%售價折扣優惠。

The Purchaser will be offered 5% discount on the price.

## 4. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

## 5. 港幣\$10,000 折扣(只適用於開放式、一房、兩房或三房單位，Charlot 第 1A 座 18 樓 A1 單位除外)

HK\$10,000 Discount (only applicable to studio, one-bedroom, two-bedroom or three-bedroom units, except for Flat A1 at 18/F of Charlot Tower 1A)

- (a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(B3)(iii)12段所述之家具優惠。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具優惠的其中一項。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(B3)(iii)12. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Benefit.

- (c) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

- (iii) 可就購買該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

## 1. 印花稅直送

### Stamp Duty Express

如買方於簽署臨時買賣合約時不選擇第(4)(B3)(ii)2段所述之置業售價折扣，買方可享有印花稅直送，金額相當於樓價的3.75%。詳情請參閱附錄1。

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B3)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express in an amount equal to 3.75% of the purchase price. Please see Annex 1 for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(B3)(ii)2段所述之置業售價折扣或第(4)(B3)(iii)1段所述之印花稅直送的其中一項。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之優惠。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B3)(ii)2 or the Stamp Duty Express as set out in paragraph (4)(B3)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 特別現金回贈

### Special Cash Rebate

如買方：

Where the Purchaser:

- 沒有使用第(4)(B3)(iii)11(a)段所述的第二按揭貸款•首3年定息計劃；及  
has not utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan as set out in paragraph (4)(B3)(iii)11(a); and
- 沒有使用第(4)(B3)(iii)11(c)段所述的Super漸進式供款計劃•第一按揭貸款；及

has not utilized the Super Gradual Instalment Scheme • First Mortgage Loan as set out in paragraph (4)(B3)(iii)11(c); and

- 按買賣合約付清樓價餘額，  
settles the balance of the purchase price in accordance with the agreement for sale and purchase,

買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價4%。

the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 4% of the purchase price.

買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面向賣方申請特別現金回贈，賣方會於收到申請並證實有關資料無誤後，將特別現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Special Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

### 3. 快樂家庭現金回贈(只適用於個人名義買方)

Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

### 4. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

### 5. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$5,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

6. 快樂粉絲現金回贈(只適用於個人名義買方)

Happy Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 6 所列明的條件的買方可獲港幣\$1,000、港幣\$2,000 或港幣\$5,000 之現金回贈(視情況而定)。詳情請參閱附錄 6。

The Purchaser who satisfies the conditions as set out in Annex 6 will be eligible for a cash rebate of HK\$1,000, HK\$2,000 or HK\$5,000 (as the case may be). Please see Annex 6 for details.

7. 快樂換樓/外來人才現金回贈(只適用於個人名義買方並購買三房或以上的住宅物業)

Happy Upgrading /Incoming Talents Cash Rebate (only applicable to the Purchaser who is an individual and purchases the residential property with three bedrooms or more)

符合附錄 7 所列明的條件的買方可獲樓價 2% 之現金回贈。詳情請參閱附錄 7。

The Purchaser who satisfies the conditions as set out in Annex 7 will be eligible for a cash rebate of 2% of the purchase price. Please see Annex 7 for details.

8. 開心賀年大獎賞(只適用於個人名義買方)

Happy CNY Benefit (only applicable to the Purchaser who is an individual)

符合附錄 8 所列明的條件的買方可獲樓價 1% 之現金回贈。詳情請參閱附錄 8。

The Purchaser who satisfies the conditions as set out in Annex 8 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 8 for details.

9. 「置稱心」按揭利息保障(只適用於個人名義買方)

Mortgage Interest Protection (only applicable to the Purchaser who is an individual)

買方須同時選擇「置稱心」按揭利息保障及「置開心」樓價保障，及受限於相關條款及細則，方可享有「置稱心」按揭利息保障。為免疑問，如買方不選擇「置稱心」按揭利息保障，買方將不會因此獲得任何賠償。

The Purchaser has to choose **both** the Mortgage Interest Protection and the Happy Price Protection, and subject to the relevant terms and conditions, in order to be entitled to the Mortgage Interest Protection. For the avoidance of doubt, if the Purchaser does not choose the Mortgage Interest Protection, the Purchaser will not be entitled to any compensation therefor.

符合附錄9所列明的條件的買方可享有「置稱心」按揭利息保障，金額上限為樓價1%。詳情請參閱附錄9。

The Purchaser who satisfies the conditions as set out in Annex 9 will be eligible for the Mortgage Interest Protection with the amount capped at 1% of the purchase price. Please see Annex 9 for details.

## 10. 「置開心」樓價保障(只適用於個人名義買方)

Happy Price Protection (only applicable to the Purchaser who is an individual)

買方須同時選擇「置稱心」按揭利息保障及「置開心」樓價保障，及受限於相關條款及細則，方可享有「置開心」樓價保障。為免疑問，如買方不選擇「置開心」樓價保障，買方將不會因此獲得任何賠償。

The Purchaser has to choose **both** the Mortgage Interest Protection and the Happy Price Protection, and subject to the relevant terms and conditions, in order to be entitled to the Happy Price Protection. For the avoidance of doubt, if the Purchaser does not choose the Happy Price Protection, the Purchaser will not be entitled to any compensation therefor.

符合附錄10所列明的條件的買方可享有「置開心」樓價保障，金額上限為樓價5%。詳情請參閱附錄10。

The Purchaser who satisfies the conditions as set out in Annex 10 will be eligible for the Happy Price Protection with the amount capped at 5% of the purchase price. Please see Annex 10 for details.

## 11. 貸款優惠

Loan Offer

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor's designated financing company:

### (a) 第二按揭貸款•首3年定息計劃 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Second Mortgage Loan • First 3 Years Fixed Rate Plan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

第二按揭貸款•首3年定息計劃的最高金額為淨樓價的30%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款•首3年定息計劃總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄11(a)。

The maximum amount of the Second Mortgage Loan • First 3 Years Fixed Rate Plan shall be 30% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan • First 3 Years Fixed Rate Plan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 11(a) for details.

### (b) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄11(b)。

The maximum amount of Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 11(b) for details.

- (c) Super漸進式供款計劃•第一按揭貸款(只適用於買方為個人並購買開放式或一房單位)  
Super Gradual Instalment Scheme • First Mortgage Loan (only applicable to the Purchaser who is an individual and purchases studio or one-bedroom unit)

Super 漸進式供款計劃•第一按揭貸款的最高金額為淨樓價的 85%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 11(c)。  
The maximum amount of Super Gradual Instalment Scheme • First Mortgage Loan shall be 85% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 11(c) for details.

- (d) King's Key 120(只適用於買方為個人)  
King's Key 120 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 11(d)。  
Please see Annex 11(d) for details.

如買方使用第二按揭貸款•首3年定息計劃或Super漸進式供款計劃•第一按揭貸款，買方將不會享有第(4)(B3)(iii)2段所述的特別現金回贈。  
If the Purchaser has utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan or the Super Gradual Instalment Scheme • First Mortgage Loan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(B3)(iii)2.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(B3)(iii)1 段所述的印花稅直送(如有)、第(4)(B3)(iii)2 段所述的特別現金回贈(如有)、第(4)(B3)(iii)3 段所述的快樂家庭現金回贈(如有)、第(4)(B3)(iii)4 段所述的快樂人生現金回贈(如有)、第(4)(B3)(iii)5 段所述的快樂居所現金回贈(如有)或快樂工作現金回贈(如有)、第(4)(B3)(iii)6段所述的快樂粉絲現金回贈(如有)、第(4)(B3)(iii)7段所述的快樂換樓/外來人才現金回贈(如有)及第(4)(B3)(iii)8 段所述的開心賀年大獎賞(如有)後的金額。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the amount of the Stamp Duty Express (if any) as set out in paragraph (4)(B3)(iii)1, the Special Cash Rebate (if any) as set out in paragraph (4)(B3)(iii)2, the Happy Family Cash Rebate (if any) as set out in paragraph (4)(B3)(iii)3, the Happy Life Cash Rebate (if any) as set out in paragraph (4)(B3)(iii)4, the Happy Home Cash Rebate (if any) or the Happy Work Cash Rebate (if any) as set out in paragraph (4)(B3)(iii)5, the Happy Fans Cash Rebate (if any) as set out in paragraph (4)(B3)(iii)6, the Happy Upgrading/Incoming Talents Cash Rebate (if any) as set out in paragraph (4)(B3)(iii)7 and the Happy CNY Benefit (if any) as set out in paragraph (4)(B3)(iii)8.

12. 家具優惠(只適用於開放式、一房、兩房或三房單位，Charlot 第 1A 座 18 樓 A1 單位除外)  
Furniture Benefit (only applicable to studio, one-bedroom, two-bedroom or three-bedroom units, except for Flat A1 at 18/F of Charlot Tower 1A)

如買方於簽署臨時買賣合約時不選擇第(4)(B3)(ii)5 段所述之港幣\$10,000 折扣，則買方可獲附錄 12 所述之家具優惠。詳情請參閱附錄 12。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(B3)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Benefit as set out in Annex 12. Please see Annex 12 for details.

有關優惠，一經選擇，任何情況下不得更改。

The relevant benefit, once selected, shall not be changed under any circumstances.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(B3)(ii)5段所述之港幣\$10,000折扣或第(4)(B3)(iii)12段所述之家具優惠的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(B3)(ii)5 or the Furniture Benefit as set out in paragraph (4)(B3)(iii)12.

詳情請參閱附錄 12。

Please see Annex 12 for details.

### 13. 首 3 年保修優惠

#### First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 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作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及附錄 12 所述的家具(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the furniture as set out in Annex 12.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

### 14. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 選購於價單上設有符號“#”之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 13 (a)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands).



The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 13(a) for details.

- (b) 選購於價單上設有符號“\*”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 13 (b)。

The Purchaser of a residential property that is marked with a “\*” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 13(b) for details.

15. 九巴月票半價優惠

KMB Monthly Pass at half price

詳情請參閱附錄 14 。

Please see Annex 14 for details.

16. 深圳灣口岸車票半價優惠

Shenzhen Bay Port Bus Ticket at half price

詳情請參閱附錄 15 。

Please see Annex 15 for details.



(4)(C3) 更上一層樓靈活付款計劃  
Purchase More Flexible Payment Plan

(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 90 日內，或於賣方就其有能力將該期數中的指明住宅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 日內繳付，以較早者為準。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價 90%(樓價餘額)於賣方就其有能力將該期數中的指明住宅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 日內繳付。  
90% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

1. 額外折扣  
Extra Discount

買方可獲4.5%售價折扣優惠。  
The Purchaser will be offered 4.5% discount on the price.

## 2. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

## 3. 港幣\$10,000 折扣 (只適用於開放式、一房、兩房或三房單位，Charlot 第 1A 座 18 樓 A1 單位除外)

HK\$10,000 Discount (only applicable to studio, one-bedroom, two-bedroom or three-bedroom units, except for Flat A1 at 18/F of Charlot Tower 1A)

### (a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

### (b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(C3)(iii)12段所述之家具優惠。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具優惠的其中一項。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(C3)(iii)12. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Benefit.

### (c) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

## (iii) 可就購買該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

## 1. 印花稅直送

### Stamp Duty Express

買方可享有印花稅直送，金額相當於樓價的7.5%。詳情請參閱附錄1。

The Purchaser shall be eligible for the Stamp Duty Express in the amount equal to 7.5% of the purchase price. Please see Annex 1 for details.

## 2. 特別現金回贈

### Special Cash Rebate

如買方：

Where the Purchaser:

- 沒有使用第(4)(C3)(iii)11(a)段所述的第二按揭貸款•首3年定息計劃；及  
has not utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan as set out in paragraph (4)(C3)(iii)11(a); and
- 沒有使用第(4)(C3)(iii)11(c)段所述的Super漸進式供款計劃•第一按揭貸款；及  
has not utilized the Super Gradual Instalment Scheme • First Mortgage Loan as set out in paragraph (4)(C3)(iii)11(c); and
- 按買賣合約付清樓價餘額，  
settles the balance of the purchase price in accordance with the agreement for sale and purchase,

買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價4%。

the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 4% of the purchase price.

買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面向賣方申請特別現金回贈，賣方會於收到申請並證實有關資料無誤後，將特別現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Special Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

3. 快樂家庭現金回贈(只適用於個人名義買方)

Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

4. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

5. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)  
Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$5,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方同時符合附錄 4 及附錄 5 所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

6. 快樂粉絲現金回贈(只適用於個人名義買方)  
Happy Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 6 所列明的條件的買方可獲港幣\$1,000、港幣\$2,000 或港幣\$5,000 之現金回贈(視情況而定)。詳情請參閱附錄 6。

The Purchaser who satisfies the conditions as set out in Annex 6 will be eligible for a cash rebate of HK\$1,000, HK\$2,000 or HK\$5,000 (as the case may be). Please see Annex 6 for details.

7. 快樂換樓/外來人才現金回贈(只適用於個人名義買方並購買三房或以上的住宅物業)  
Happy Upgrading /Incoming Talents Cash Rebate (only applicable to the Purchaser who is an individual and purchases the residential property with three bedrooms or more)

符合附錄 7 所列明的條件的買方可獲樓價 2% 之現金回贈。詳情請參閱附錄 7。

The Purchaser who satisfies the conditions as set out in Annex 7 will be eligible for a cash rebate of 2% of the purchase price. Please see Annex 7 for details.

8. 開心賀年大獎賞(只適用於個人名義買方)  
Happy CNY Benefit (only applicable to the Purchaser who is an individual)

符合附錄 8 所列明的條件的買方可獲樓價 1% 之現金回贈。詳情請參閱附錄 8。

The Purchaser who satisfies the conditions as set out in Annex 8 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 8 for details.

9. 「置稱心」按揭利息保障(只適用於個人名義買方)  
Mortgage Interest Protection (only applicable to the Purchaser who is an individual)

買方須同時選擇「置稱心」按揭利息保障及「置開心」樓價保障，及受限於相關條款及細則，方可享有「置稱心」按揭利息保障。為免疑問，如買方不選擇「置稱心」按揭利息保障，買方將不會因此獲得任何賠償。

The Purchaser has to choose **both** the Mortgage Interest Protection and the Happy Price Protection, and subject to the relevant terms and conditions, in order to be entitled to the Mortgage Interest Protection. For the avoidance of doubt, if the Purchaser does not choose the Mortgage Interest Protection, the Purchaser will not be entitled to any compensation therefor.

符合附錄 9 所列明的條件的買方可享有「置稱心」按揭利息保障，金額上限為樓價 1%。詳情請參閱附錄 9。

The Purchaser who satisfies the conditions as set out in Annex 9 will be eligible for the Mortgage Interest Protection with the amount capped at 1% of the purchase price. Please see Annex 9 for details.

#### 10. 「置開心」樓價保障(只適用於個人名義買方)

Happy Price Protection (only applicable to the Purchaser who is an individual)

買方須同時選擇「置稱心」按揭利息保障及「置開心」樓價保障，及受限於相關條款及細則，方可享有「置開心」樓價保障。為免疑問，如買方不選擇「置開心」樓價保障，買方將不會因此獲得任何賠償。

The Purchaser has to choose **both** the Mortgage Interest Protection and the Happy Price Protection, and subject to the relevant terms and conditions, in order to be entitled to the Happy Price Protection. For the avoidance of doubt, if the Purchaser does not choose the Happy Price Protection, the Purchaser will not be entitled to any compensation therefor.

符合附錄 10 所列明的條件的買方可享有「置開心」樓價保障，金額上限為樓價 5%。詳情請參閱附錄 10。

The Purchaser who satisfies the conditions as set out in Annex 10 will be eligible for the Happy Price Protection with the amount capped at 5% of the purchase price. Please see Annex 10 for details.

#### 11. 貸款優惠

Loan Offer

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor's designated financing company:

##### (a) 第二按揭貸款•首3年定息計劃 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Second Mortgage Loan • First 3 Years Fixed Rate Plan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

第二按揭貸款•首3年定息計劃的最高金額為淨樓價的 30%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款•首3年定息計劃總金額不可超過淨樓價的 80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄 11(a)。

The maximum amount of the Second Mortgage Loan • First 3 Years Fixed Rate Plan shall be 30% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan • First 3 Years Fixed Rate Plan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 11(a) for details.

- (b) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 11(b)。

The maximum amount of Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 11(b) for details.

- (c) Super漸進式供款計劃•第一按揭貸款(只適用於買方為個人並購買開放式或一房單位)

Super Gradual Instalment Scheme • First Mortgage Loan (only applicable to the Purchaser who is an individual and purchases studio or one-bedroom unit)

Super 漸進式供款計劃•第一按揭貸款的最高金額為淨樓價的 85%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 11(c)。

The maximum amount of Super Gradual Instalment Scheme • First Mortgage Loan shall be 85% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 11(c) for details.

- (d) King's Key 120(只適用於買方為個人)

King's Key 120 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 11(d)。

Please see Annex 11(d) for details.

如買方使用第二按揭貸款•首3年定息計劃或Super漸進式供款計劃•第一按揭貸款，買方將不會享有第(4)(C3)(iii)2段所述的特別現金回贈。

If the Purchaser has utilized the Second Mortgage Loan • First 3 Years Fixed Rate Plan or the Super Gradual Instalment Scheme • First Mortgage Loan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(C3)(iii)2.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(C3)(iii)1 段所述的印花稅直送、第(4)(C3)(iii)2 段所述的特別現金回贈(如有)、第(4)(C3)(iii)3 段所述的快樂家庭現金回贈(如有)、第(4)(C3)(iii)4 段所述的快樂人生現金回贈(如有)、第(4)(C3)(iii)5 段所述的快樂居所現金回贈(如有)或快樂工作現金回贈(如有)、第(4)(C3)(iii)6 段所述的快樂粉絲現金回贈(如有)、第(4)(C3)(iii)7 段所述的快樂換樓/外來人才現金回贈(如有)及第(4)(C3)(iii)8 段所述的開心賀年大獎賞(如有)後的金額。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the amount of the Stamp Duty Express as set out in paragraph (4)(C3)(iii)1, the Special Cash Rebate (if any) as set out in paragraph (4)(C3)(iii)2, the Happy Family Cash Rebate (if any)

as set out in paragraph (4)(C3)(iii)3, the Happy Life Cash Rebate (if any) as set out in paragraph (4)(C3)(iii)4, the Happy Home Cash Rebate (if any) or the Happy Work Cash Rebate (if any) as set out in paragraph (4)(C3)(iii)5, the Happy Fans Cash Rebate (if any) as set out in paragraph (4)(C3)(iii)6, the Happy Upgrading/Incoming Talents Cash Rebate (if any) as set out in paragraph (4)(C3)(iii)7 and the Happy CNY Benefit (if any) as set out in paragraph (4)(C3)(iii)8.

## 12. 家具優惠(只適用於開放式、一房、兩房或三房單位，Charlot 第 1A 座 18 樓 A1 單位除外)

Furniture Benefit (only applicable to studio, one-bedroom, two-bedroom or three-bedroom units, except for Flat A1 at 18/F of Charlot Tower 1A)

如買方於簽署臨時買賣合約時不選擇第(4)(C3)(ii)3 段所述之港幣\$10,000 折扣，則買方可獲附錄 12 所述之家具優惠。詳情請參閱附錄 12。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(C3)(ii)3 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Benefit as set out in Annex 12. Please see Annex 12 for details.

有關優惠，一經選擇，任何情況下不得更改。

The relevant benefit, once selected, shall not be changed under any circumstances.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(C3)(ii)3 段所述之港幣\$10,000 折扣或第(4)(C3)(iii)12 段所述之家具優惠的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(C3)(ii)3 or the Furniture Benefit as set out in paragraph (4)(C3)(iii)12.

詳情請參閱附錄 12。

Please see Annex 12 for details.

## 13. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 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作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及附錄 12 所述的家具(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the furniture as set out in Annex 12.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.



**14. 住戶停車位優惠****Offer of Residential Car Parking Space(s)**

- (a) 選購於價單上設有符號“#”之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱(a)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 13(a) for details.

- (b) 選購於價單上設有符號“\*”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 13(b)。

The Purchaser of a residential property that is marked with a “\*” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 13(b) for details.

**15. 九巴月票半價優惠****KMB Monthly Pass at half price**

詳情請參閱附錄 14。

Please see Annex 14 for details.

**16. 深圳灣口岸車票半價優惠****Shenzhen Bay Port Bus Ticket at half price**

詳情請參閱附錄 15。

Please see Annex 15 for details.



(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)將獲豁免。

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

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)及登記費用。

All stamp duty (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(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認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購住宅的按揭(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 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 and Management Agreement (if any) and the Sub-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 agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, 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 charges of any other documents relating to the sale and purchase of the 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. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，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 Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding 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.

3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，買方可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前10日向賣方提出申請，並須向賣方繳付手續費港幣\$3,000及承擔有關律師費用及代墊付費用(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 10 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and pay a handling fee of HK\$3,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

4. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。

For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of purchase price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other

method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand by the Vendor refund the relevant cash rebate(s) to the Vendor.

5. 賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

The Vendor's designated financing company does not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

6. 賣方的指定財務機構為賣方的有聯繫公司。由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The Vendor's designated financing company is a related company of the Vendor. The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan application shall not be processed.

附錄 1                      印花稅直送  
Annex 1                    Stamp Duty Express

- (I) 在買方按買賣合約付清樓價的情況下，買方可享有「印花稅直送」。賣方將應用「印花稅直送」直接代買方繳付買賣合約的應繳的從價印花稅(「AVD」)(或其部份)。買方仍須負上繳付AVD的主要責任，及須負責繳付實際AVD的金額與「印花稅直送」的金額之間的差額(如有)、加蓋買賣合約副本及(如印花稅條例要求)臨時買賣合約的定額費用及(如適用)買家印花稅。

Subject to the settlement of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express. The Stamp Duty Express will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the agreement for sale and purchase ("AVD") on behalf of the Purchaser. The Purchaser shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the Stamp Duty Express, the fixed fee for stamping a counterpart of the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase and (if applicable) the amount of buyer's stamp duty.

- (II) 在賣方首次應用「印花稅直送」繳付AVD(或其部份)後：

After the Stamp Duty Express has been applied for payment (or part payment) of the AVD by the Vendor for the first time:

- 如「印花稅直送」的金額大於AVD的金額，在買方按買賣合約付清樓價餘額的情況下，賣方會將「印花稅直送」的剩餘金額(作為現金回贈)直接用於支付住宅物業的部份樓價餘額。

If the amount of the Stamp Duty Express exceeds the amount of the AVD, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Vendor will apply the remaining amount of the Stamp Duty Express (as a cash rebate) for part payment of the balance of the purchase price of the residential property directly.

- 賣方在繳付或應用「印花稅直送」後，賣方對買方關於此優惠的責任將完結。即使樓價日後有更改(不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因)，「印花稅直送」的金額不會因樓價更改而調整，賣方亦無須向買方代繳任何進一步的印花稅。

After the Vendor has paid or applied the Stamp Duty Express as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is a change in the purchase price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the Stamp Duty Express will not be adjusted as a result of the change in the purchase price and the Vendor is no longer required to pay any additional stamp duty for the Purchaser.

- (III) 如買方沒有按買賣合約完成購買住宅物業，「印花稅直送」的全額將須退還給賣方。

If the Purchaser does not complete the purchase of the residential property in accordance with the agreement for sale and purchase, the full amount of the Stamp Duty Express shall be refunded to the Vendor.

- (IV) 若有爭議，賣方的決定為最終決定並對買方具有約束力。

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

- (V) 「印花稅直送」受其他條款及細則約束。

The Stamp Duty Express is subject to other terms and conditions.

附錄 2 快樂家庭現金回贈(只適用於個人名義買方)  
Annex 2 Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂家庭現金回贈(『快樂家庭現金回贈』)：-
- If the following conditions have been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Family Cash Rebate (“Happy Family Cash Rebate”):-
- 於買方簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)的同一日期，買方(或任何一位買方)或買方的近親(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)(或任何一位買方的近親)(不論單獨或連同其他人)(『關聯買方』)簽署一份或以上臨時買賣合約以個人名義購買該期數之一個或以上其他住宅物業(『關聯住宅物業』)，指定住宅物業及關聯住宅物業的總數目需為兩個或以上；及  
On the same date as the Purchaser signs the preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”), the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse’s parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a close relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) (“related purchaser”) sign(s) one or more preliminary agreements for sale and purchase to purchase in individual name(s), 1 or more other residential properties in the Phase (“related residential properties”). The total number of designated residential property and related residential properties shall be 2 or more; and
  - 買方及關聯買方必須於同日按買賣合約付清指定住宅物業及關聯住宅物業的樓價餘額。  
The Purchaser and the related purchaser(s) shall settle the balance of the purchase prices of the designated residential property and the related residential properties in accordance with the agreement(s) for sale and purchase on the same day.
- (II) 快樂家庭現金回贈金額相當於指定住宅物業樓價的1%。  
The amount of the Happy Family Cash Rebate shall be equal to 1% of the purchase price of the designated residential property.
- (III) 為免疑問，每個指定住宅物業只可獲一次快樂家庭現金回贈。  
For the avoidance of doubt, each designated residential property shall only be entitled to the Happy Family Cash Rebate once.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂家庭現金回贈，並(如適用)須提供令至賣方滿意的書面文件以證明上述第(I)段所述之『近親』關係。賣方會於收到申請並證實有關資料無誤後將快樂家庭現金回贈直接用於支付指定住宅物業的部份樓價餘額。  
The Purchaser applies to the Vendor in writing for the Happy Family Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and (if applicable) shall provide satisfactory documentary evidence to prove the “close relative” relationship mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Family Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.
- (V) 快樂家庭現金回贈受其他條款及細則約束。  
The Happy Family Cash Rebate is subject to other terms and conditions.

附錄 3 快樂人生現金回贈(只適用於個人名義買方)  
Annex 3 Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂人生現金回贈(『快樂人生現金回贈』)： -  
If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Life Cash Rebate (“Happy Life Cash Rebate”):-
- 買方於2022年1月1日至2024年12月31日期間(及不遲於第(IV)段所述的申請快樂人生現金回贈的期限)結婚；或  
the Purchaser gets married in the period from 1 January 2022 to 31 December 2024 (and not later than the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV)); or
  - 買方於2022年1月1日至2024年12月31日期間(及不遲於第(IV)段所述的申請快樂人生現金回贈的期限)計劃結婚(例如向婚姻登記處遞交『擬結婚通知書』、預約婚姻監禮人或預訂婚宴等)；或  
the Purchaser plans to get married (e.g. submit a “Notice of Intended Marriage” to the Registrar of Marriages, appointment of civil celebrant of marriages or booking of wedding banquet, etc.) in the period from 1 January 2022 to 31 December 2024 (and not later than the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV)); or
  - 買方的子女於2022年1月1日至2024年12月31日期間(及不遲於第(IV)段所述的申請快樂人生現金回贈的期限)出生或將會出生。  
the Purchaser’s child is born or is about to be born in the period from 1 January 2022 to 31 December 2024 (and not later than the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV)).
- (II) 快樂人生現金回贈金額相當於港幣\$5,000。  
The amount of the Happy Life Cash Rebate shall be equal to HK\$5,000.
- (III) 為免疑問，每個住宅物業只可獲一次快樂人生現金回贈。  
For the avoidance of doubt, each residential property shall only be entitled to the Happy Life Cash Rebate once.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂人生現金回贈，並須提供令至賣方滿意的書面文件以證明於上述第(I)段所述的事宜在相關期限內發生。賣方會於收到申請並證實有關資料無誤後將快樂人生現金回贈直接用於支付住宅物業的部份樓價餘額。  
The Purchaser applies to the Vendor in writing for the Happy Life Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and shall provide satisfactory documentary evidence to prove the matters as set out in paragraph (I) above have happened or will happen within the relevant period. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Life Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂人生現金回贈受其他條款及細則約束。  
The Happy Life Cash Rebate is subject to other terms and conditions.



附錄 4 快樂居所現金回贈(只適用於個人名義買方)  
Annex 4 Happy Home Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂居所現金回贈(『快樂居所現金回贈』)：-
- If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Home Cash Rebate (“Happy Home Cash Rebate”):-
- 於簽署臨時買賣合約的日期前一年內，買方曾居住於屯門區(按香港18區劃分為準)；或  
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in Tuen Mun District (according to delineation of 18 Districts in Hong Kong); or
  - 於簽署臨時買賣合約的日期前一年內，買方曾居住於新鴻基地產發展有限公司於1990年或以後落成之發展項目；或  
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in a development completed by Sun Hung Kai Properties Limited in or after 1990; or
  - 於簽署臨時買賣合約的日期前一年內，買方曾居住於深圳，及該住址的業主為買方及/或其配偶。  
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in Shenzhen, and the owner of the residential address is the Purchaser and/or his/her spouse.
- (II) 快樂居所現金回贈金額相當於港幣\$5,000。  
The amount of the Happy Home Cash Rebate shall be equal to HK\$5,000.
- (III) 為免疑問，每個住宅物業只可獲一次快樂居所現金回贈。如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。  
For the avoidance of doubt, each residential property shall only be entitled to the Happy Home Cash Rebate once. If the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂居所現金回贈，並提供有關住址證明、(如適用)不動產權證書(即「房產証」)及(如適用)令至賣方滿意的書面文件以證明上述第(I)段所述之居住條件。賣方會於收到申請並證實有關資料無誤後將快樂居所現金回贈直接用於支付住宅物業的部份樓價餘額。  
The Purchaser applies to the Vendor in writing for the Happy Home Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase and provide the relevant proof of address, (if applicable)PRC Property Certificate (i.e. “Certificate of Property Ownership”) and (if applicable) satisfactory documentary evidence to prove the residency as mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Home Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂居所現金回贈受其他條款及細則約束。  
The Happy Home Cash Rebate is subject to other terms and conditions.

附錄 5 快樂工作現金回贈(只適用於個人名義買方)  
Annex 5 Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂工作現金回贈(『快樂工作現金回贈』)：-
- If the following condition has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Work Cash Rebate (“Happy Work Cash Rebate”):-
- 於簽署臨時買賣合約的日期前一年內，買方曾從事指定工作。  
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser engaged in a specified work.
- 上文『指定工作』一詞指幼稚園、小學、中學、醫院、診所、香港持牌銀行、香港持牌酒店、香港持牌旅行代理商、航空公司(即國際航空運輸協會(IATA)的成員)或政府部門及有關機構(根據「香港政府一站通」網頁)之員工。  
The term "specific work" above means staff of kindergarden, primary school, secondary school, hospital, clinic, Hong Kong licensed bank, Hong Kong licensed hotel, Hong Kong licensed travel agent, airline company (i.e. Member of The International Air Transport Association (IATA)) or Government and related organisations (According to the website of GovHK).
- (II) 快樂工作現金回贈金額相當於港幣\$5,000。  
The amount of the Happy Work Cash Rebate shall be equal to HK\$5,000.
- (III) 為免疑問，每個住宅物業只可獲一次快樂工作現金回贈。如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。  
For the avoidance of doubt, each residential property shall only be entitled to the Happy Work Cash Rebate once. If the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂工作現金回贈，並提供有關工作證明及(如適用)令至賣方滿意的書面文件以證明上述第(I)段所述之工作條件。賣方會於收到申請並證實有關資料無誤後將快樂工作現金回贈直接用於支付住宅物業的部份樓價餘額。  
The Purchaser applies to the Vendor in writing for the Happy Work Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and provide the relevant proof of employment and (if applicable) satisfactory documentary evidence to prove the employment requirement mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Work Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂工作現金回贈受其他條款及細則約束。  
The Happy Work Cash Rebate is subject to other terms and conditions.



附錄 6 快樂粉絲現金回贈(只適用於個人名義買方)  
Annex 6 Happy Fans Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂粉絲現金回贈(『快樂粉絲現金回贈』)：-  
If the following conditions have been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Fans Cash Rebate (“Happy Fans Cash Rebate”):-

情況 Condition	快樂粉絲現金回贈金額(視情況而定) The amount of the Happy Fans Cash Rebate(as the case may be)
(A) 買方(或買方其中一位)(不論單獨或連同其他人)已於2024年1月28日或之前，曾就NOVO LAND (第1A期、第1B期、第2A期或第2B期)內的住宅物業遞交並持有有效的購樓意向登記。賣方的有效的購樓意向登記紀錄將為最終並對買方有約束力。為免疑慮，購樓意向登記不包括登記表格 The Purchaser (or any one of the Purchasers)(whether in his/her sole name or together with other individual(s)) has previously submitted and held a valid registration of intent in respect of the residential properties in NOVO LAND (Phase 1A, Phase 1B, Phase 2A or Phase 2B) on or before 28 January 2024. The Vendor’s records of valid registrations of intent shall be final and binding on the Purchaser. For the avoidance of doubt, registration of intent does not include registration slip	港幣\$1,000 HK\$1,000
(B) 買方(或買方其中一位)或買方的近親(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)(或買方其中一位的近親)(不論單獨或連同其他人)已於2024年1月28日或之前，簽署買賣合約以個人名義購買NOVO LAND(第1A期、第1B期、第2A期或第2B期)內的住宅物業(『有關物業』)。 the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse’s parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a close relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has signed an agreement for sale and purchase to purchase in individual name(s), the residential property (“the Related Property”) in NOVO LAND (Phase 1A, Phase 1B, Phase 2A or Phase 2B) on or before 28 January 2024.	港幣\$2,000 (有關物業為2房單位或以下)：或 HK\$2,000 (the Related Property is 2-bedroom (or less) unit); or  港幣\$5,000 (有關物業為3房單位或以上)。 HK\$5,000 (the Related Property is 3-bedroom (or more) unit)

- (II) 為免疑問，每個指定住宅物業只可獲一次快樂粉絲現金回贈。  
For the avoidance of doubt, each designated residential property shall only be entitled to the Happy Fans Cash Rebate once.
- (III) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂粉絲現金回贈，並(如適用)須提供令至賣方滿意的書面文件以証明上述第(I)段所述之『近親』關係。賣方會於收到申請並證實有關資料無誤後將快樂粉絲現金回贈直接用於支付指定住宅物業的部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Happy Fans Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and (if applicable) shall provide satisfactory documentary evidence to prove the “close relative” relationship mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Fans Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

(IV) 快樂粉絲現金回贈受其他條款及細則約束。

The Happy Fans Cash Rebate is subject to other terms and conditions.

附錄 7	快樂換樓/外來人才現金回贈(只適用於個人名義買方並購買三房或以上的住宅物業)
Annex 7	Happy Upgrading/Incoming Talents Cash Rebate (only applicable to the Purchaser who is an individual and purchases the residential property with three bedrooms or more)

- (I) 如符合以下其中一項條件，買方在按買賣合約付清住宅物業的樓價餘額的情況下，可獲快樂換樓/外來人才現金回贈：  
If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Upgrading/Incoming Talents Cash Rebate:

- (a) 買方(或買方其中一位)或買方的近親(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)(或買方其中一位的近親)(『關連業主』)(不論單獨或連同其他人)成功出售其舊有住宅物業(『舊有住宅物業』，其他要求見下文)予後續買家，而舊有住宅物業的轉讓契的日期為簽署NOVO LAND第2A期住宅物業的臨時買賣合約的日期前一年至NOVO LAND第2A期住宅物業的實際成交日期前7日(包括首尾兩日)之內。

The Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a close relative of any one of the Purchasers) (the "Related Owner") (whether in his/her sole name or together with other individual(s)) successfully sold his/her/their previous residential property ("previous residential property", see below for other requirements) to a subsequent purchaser, and the date of assignment of the previous residential property is within the period between 1 year before the date of signing of the preliminary agreement for sale and purchase of the residential property in Phase 2A of NOVO LAND and 7 days before the actual completion date of the residential property in Phase 2A of NOVO LAND (both dates inclusive).

關連業主必須為舊有住宅物業的登記業主及實益擁有人。

The Related Owner must be both the registered owner and beneficial owner of the previous residential property.

- (b) 買方簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)的日期時，受「指明人才入境計劃」涵蓋。買方亦有權及根據下述第(IV)段申請快樂換樓/外來人才現金回贈前已成功申請即時印花稅寬免措施(即行政長官於2023年施政報告中宣布的暫免繳付印花稅的機制)。

On the date the Purchaser signs the preliminary agreement for sale and purchase to purchase any residential property in this price list ("designated residential property"), the Purchaser is covered by a specified talent admission scheme. The Purchaser is entitled to apply and prior to applying for the Happy Upgrading/Incoming Talents Cash Rebate pursuant to paragraph (IV) below, has successfully applied for upfront stamp duty relief (being the stamp duty suspension mechanism as announced by the Chief Executive in his 2023 policy address).

『指明人才入境計劃』指印花稅條例附表12中指明的計劃，包括「一般就業政策」、「輸入內地人才計劃」、「優秀人才入境計劃」、「非本地畢業生留港／回港就業安排」、「科技人才入境計劃」、「輸入中國籍香港永久性居民第二代計劃」及「高端人才通行證計劃」。

"Specified talents admission scheme" means a scheme specified in Schedule 12 to the Stamp Duty Ordinance, which includes the General Employment Policy (GEP), Admission Scheme for Mainland Talents and Professionals (ASMP), Quality Migrant Admission Scheme (QMAS), Immigration Arrangements for Non-local Graduates (IANG), Technology Talent Admission Scheme (TechTAS), Admission Scheme for the Second Generation of Chinese Hong Kong Permanent Residents (ASSG) and Top Talent Pass Scheme (TPPS).

- (II) 快樂換樓/外來人才現金回贈金額相等於樓價2%.

The amount of the Happy Upgrading/Incoming Talents Cash Rebate shall be equal to 2% of the purchase price.

- (III) 為免疑問，每個指定住宅物業只可獲一次快樂換樓/外來人才現金回贈。

For the avoidance of doubt, each designated residential property shall only be entitled to the Happy Upgrading/Incoming Talents Cash Rebate once.

- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂換樓/外來人才現金回贈，並須提供：

The Purchaser applies to the Vendor in writing for the Happy Upgrading/Incoming Talents Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and shall provide:

- (a) (如適用)令至賣方滿意的書面文件以證明(i)上述第(I)(a)段所述之『近親』關係及(ii)舊有住宅物業的買賣已完成(例如舊有住宅物業之最新查冊記錄或轉讓契正本或核證副本)；或  
(if applicable) satisfactory documentary evidence to prove (i) the “close relative” relationship mentioned in paragraph (I)(a) above and (ii) the completion of the sale and purchase of the previous residential property to the subsequent purchaser (i.e. up to date land search record or original or certified copy of the assignment of the previous residential property); or
- (b) (如適用)令至賣方滿意的書面文件以證明符合上述第(I)(b)段所述之條件(例如印花證明書表示稅務局已接納即時印花稅寬免措施的申請)。  
(if applicable) satisfactory documentary evidence to prove that the condition mentioned in paragraph (I)(b) above has been satisfied (i.e. stamp certificate denoting that the application for upfront stamp duty relief has been accepted by Inland Revenue Department).

賣方會於收到申請並證實有關資料無誤後將快樂換樓/外來人才現金回贈直接用於支付指定住宅物業的部份樓價餘額。

After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Upgrading/Incoming Talents Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

- (V) 快樂換樓/外來人才現金回贈受其他條款及細則約束。

The Happy Upgrading/Incoming Talents Cash Rebate is subject to other terms and conditions.

附錄 8 開心賀年大獎賞(只適用於個人名義買方)  
Annex 8 Happy CNY Benefit (only applicable to the Purchaser who is an individual)

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲開心賀年大獎賞(『開心賀年大獎賞』)：-  
If the following conditions have been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to the Happy CNY Benefit (“Happy CNY Benefit”):-
- 於買方簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)日期前，買方(或任何一位買方)或買方的親屬(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹或其他親屬)(或任何一位買方的親屬)(不論單獨或連同其他人)(『關聯買方』)已簽署正式買賣合約以個人名義購買NOVO LAND內的其他住宅物業(『關聯住宅物業』)。  
Before the date the Purchaser signs the preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”), the Purchaser (or any one of the Purchaser) or a relative (i.e. spouse, parents (or spouse’s parents), children, brothers, sisters or other relatives) of the Purchaser (or a relative of any one of the Purchaser) (whether in his/her sole name or together with other individual(s)) (“related purchaser”) signed an agreement for sale and purchase (as individual(s)) to purchase another residential property in NOVO LAND (“related residential property”).
- (II) 開心賀年大獎賞金額相當於指定住宅物業樓價的1%。  
The amount of the Happy CNY Benefit shall be equal to 1% of the purchase price of the designated residential property.
- (III) 為免疑問，每個指定住宅物業只可獲一次開心賀年大獎賞。  
For the avoidance of doubt, each designated residential property shall only be entitled to the Happy CNY Benefit once.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請開心賀年大獎賞，並(如適用)須提供令至賣方滿意的書面文件以證明(i)上述第(I)段所述之『親屬』關係及(ii)關聯住宅物業的正式買賣合約於指定住宅物業的臨時買賣合約的日期前簽署(例如關聯住宅物業之最新查冊記錄或關聯住宅物業的正式買賣合約核證副本)。賣方會於收到申請並證實有關資料無誤後將開心賀年大獎賞直接用於支付指定住宅物業的部份樓價餘額。賣方有絕對酌情權決定該等獎賞的所有事宜，包括但不限於買方是否符合資格可獲得該等獎賞。賣方亦保留解釋該等獎賞的條款及細則的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。  
The Purchaser applies to the Vendor in writing for the Happy CNY Benefit at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and (if applicable) shall provide satisfactory documentary evidence or declaration to prove (i) the “relative” relationship mentioned in paragraph (I) above and (ii) that the agreement for sale and purchase of the related residential property was signed before the date of the preliminary agreement for sale and purchase of the designated residential property (i.e. up to date land search record of the related residential property or certified copy of the agreement for sale and purchase of the related residential property). After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy CNY Cash Benefit for part payment of the balance of the purchase price of the designated residential property directly. The Vendor has absolute discretion to determine all relevant matters including but not limited to whether the Purchaser is entitled to this benefit. The Vendor also reserves the right to interpret the terms and conditions of this benefit. In case of dispute, the Vendor’s decision shall be final and binding on the Purchaser.
- (V) 開心賀年大獎賞受其他條款及細則約束。  
The Happy CNY Benefit is subject to other terms and conditions.

附錄 9 「置稱心」按揭利息保障(只適用於個人名義買方)  
Annex 9 Mortgage Interest Protection (only applicable to the Purchaser who is an individual)

- (I) 如買方使用香港持牌銀行(『該銀行』)提供的港元按揭貸款(『該按揭貸款』)按買賣合約付清樓價餘額的情況下,買方可享有「置稱心」按揭利息保障(『該保障』)。

If the Purchaser applies a HKD mortgage loan (“the mortgage loan”) from a Hong Kong licensed bank (“the Bank”) for settlement the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be eligible for the Mortgage Interest Protection (“the Protection”).

- (II) 該保障的有效期間(『有效期間』)為該按揭貸款的首3年。

The effective period (“the effective period”) of the Protection shall be the first 3 years of the mortgage loan.

- (III) 該保障只會在該按揭貸款原本條款下執行。為免疑問,如於有效期間,該按揭貸款的條款有任何更改(包括但不限於加按或轉按或提早還清貸款),該保障將會即時終止。

The Protection shall be executed under the original terms of the mortgage. For the avoidance of doubt, if there are any changes (including without limitation to top-up financing or refinancing or early full repayment) of the terms of the mortgage loan in the effective period, the Protection will end immediately.

- (IV) 於有效期間,基於該按揭貸款的實際本金餘額,如按揭供款的實際利息金額高於以指定利率(見下文)計算的利息金額,買方可以獲得當中利息差額(即實際利息金額減去以指定利率計算的利息金額)作為利息保障(『利息保障』)。實際利息指按該按揭貸款原本的條款計算的利息,但不包括逾期利息、手續費或其他額外利息開支。

During the effective period, based on the actual balance of principal of the mortgage loan, if the amount of actual interest of mortgage instalments is higher than the amount of interest calculated using the designated interest rate (see below), the Purchaser shall be entitled to the difference (i.e. the amount of actual interest minus the amount of interest calculated using the designated interest rate) as the Interest Protection (“Interest Protection”). The actual interest refers to the interest calculated in accordance with the original terms of the mortgage loan, but it does not include overdue interest, charges or other extra interest expenses.

上述『指定利率』相等於該按揭貸款的第一期供款的適用利率或 3.375% p.a., 以較高者為準。

The above “designated interest rate” shall be equal to the interest rate applicable to the first instalment of the mortgage loan or 3.375% p.a., whichever is higher.

- (V) 總利息保障金額的上限為樓價 1%。

The total amount of the Interest Protection is capped at 1% of the purchase price.

- (VI) 利息保障每年結算一次。買方須於以下申請期間內(餘此類推),以書面向賣方申請利息保障,並須提供該銀行發出該按揭貸款的貸款函(或確認函)、年結紀錄及賣方要求的相關資料。賣方會於收到申請並證實有關資料無誤後90日內,將利息保障直接存入買方於該銀行持有的戶口。於申請期間以外遞交的申請將不作受理。

The Interest Protection shall be settled once annually. The Purchaser shall apply to the Vendor in writing for the Interest Protection within the following application periods (and so on) and shall provide the facility letter (or confirmation letter), the annual statement and the relevant information of the mortgage loan issued by the



Bank, as may be requested by the Vendor. The Vendor will deposit the Interest Protection to the account of the Purchaser held with the Bank within 90 days after the Vendor has received the application and duly verified the information to be correct. Submission beyond the application periods will not be accepted.

與以下期間內的按揭供款相關的利息保障 Interest Protection relating to mortgage instalments within the following periods	申請期間 Application periods
2024 年 3 月 31 日或之前 On or before 31 March 2024	由 2024 年 4 月 1 日至 2024 年 7 月 31 日 From 1 April 2024 to 31 July 2024
由 2024 年 4 月 1 日至 2025 年 3 月 31 日 From 1 April 2024 to 31 March 2025	由 2025 年 4 月 1 日至 2025 年 7 月 31 日 From 1 April 2025 to 31 July 2025
由 2025 年 4 月 1 日至 2026 年 3 月 31 日 From 1 April 2025 to 31 March 2026	由 2026 年 4 月 1 日至 2026 年 7 月 31 日 From 1 April 2026 to 31 July 2026
由 2026 年 4 月 1 日至 2027 年 3 月 31 日 From 1 April 2026 to 31 March 2027	由 2027 年 4 月 1 日至 2027 年 7 月 31 日 From 1 April 2027 to 31 July 2027
由 2027 年 4 月 1 日至 2028 年 3 月 31 日 From 1 April 2027 to 31 March 2028	由 2028 年 4 月 1 日至 2028 年 7 月 31 日 From 1 April 2028 to 31 July 2028

- (VII) 為免生疑問，買方在任何情況下須負責償還該按揭貸款，賣方無須就未能提供或未能如期提供利息保障而令買方或相關借款人或擔保人蒙受的損失承擔任何責任。該保障將於以下情況自動終止 (a) 於有效期間該按揭貸款獲提早還清或轉按或加按(不論是否由相同銀行提供轉按或加按)；或 (b) 根據該按揭貸款的條款及細則下發生違約事件。買方不會因此而獲得任何補償。賣方保留絕對酌情權不時修改上述條款。

For the avoidance of doubt, the Purchaser shall be liable to repay the mortgage loan in all circumstances and the Vendor shall not be responsible for any loss suffered by the Purchaser or the relevant borrower(s) or guarantor(s) due to failure or delay in providing the Interest Protection. The Protection shall lapse automatically if (a) the mortgage loan is fully repaid or re-financed or topped-up (whether or not the re-financing or top-up is provided by the same bank) during the effective period; or (b) there shall be an event of default under the terms and conditions of the mortgage loan. The Purchaser will not be entitled to any compensation therefor. The Vendor reserves the absolute discretion to amend the above terms from time to time.

- (VIII) 該保障受其他條款及細則約束。

The Protection is subject to other terms and conditions.

附錄 10 「置開心」樓價保障(只適用於個人名義買方)  
Annex 10 Happy Price Protection (only applicable to the Purchaser who is an individual)

- (I) 如(a)買方按買賣合約付清樓價餘額及完成購買住宅物業；及(b)平均樓價指數(如下文所定義)低於原樓價指數(如下文所定義)，買方可享有「置開心」樓價保障(『樓價保障』)。樓價保障金額的計算方式如下：

If (a) the Purchaser settles the balance of the purchase price and complete the purchase of the residential property in accordance with the agreement for sale and purchase; and (b) the Average Property Price Index (as defined below) is lower than the Original Property Price Index (as defined below), the Purchaser shall be eligible for the Happy Price Protection (“the Price Protection”). The amount of the Price Protection shall be calculated as follows:

**樓價保障金額 = 樓價 × 樓價指數變動百分比 × 50%**

***The amount of the Price Protection = Purchase price × Percentage change in property price index × 50%***

備註：

$$\text{『樓價指數變動百分比』} = \frac{\text{原樓價指數} - \text{平均樓價指數}}{\text{原樓價指數}} \times 100\%$$

『樓價指數』指差餉物業估價署公布的「私人住宅 – 較受歡迎屋苑的售價指數」中的「所有類別(新界)」的正式每月售價指數(並非臨時數字)。首次公布的每月售價指數一般為臨時數字並附有\*號，差餉物業估價署會於臨時數字公布的若干時間後將臨時數字修訂為正式數字。

『原樓價指數』指簽署臨時買賣合約的日期的當月的樓價指數。

『平均樓價指數』指由簽署臨時買賣合約的下個月份至2024年5月份的平均樓價指數。

Notes:

$$\text{"Percentage change in property price index"} = \frac{\text{Original Property Price Index} - \text{Average Property Price Index}}{\text{Original Property Price Index}} \times 100\%$$



"property price index" means the official monthly price index (not provisional figure) " Overall (N.T.)" of "PRIVATE DOMESTIC – PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS" announced by the Rating and Valuation Department. The monthly price index is typically announced first as provisional figure and annotated with \*, and the Rating and Valuation Department will adjust the provisional figure into official figure after certain time after the announcement of the provisional figure.

"Original Property Price Index" means the property price index of the month in which the preliminary agreement for sale and purchase is signed.

"Average Property Price Index" means the average value of the property price index for the months from the month after the signing of the preliminary agreement for sale and purchase to May 2024.

- (II) 樓價保障金額上限為樓價5%。  
The amount of the Price Protection is capped at 5% of the purchase price.
- (III) 為免疑問，每個指定住宅物業只可獲一次樓價保障。  
For the avoidance of doubt, each designated residential property shall only be entitled to the Price Protection once.
- (IV) 買方須於2024年10月31日或之前，以書面向賣方申請樓價保障，並須提供買方持有的銀行戶口號碼資料(『買方的銀行戶口』)(包括但不限於銀行戶口號碼)。賣方會於收到申請並證實有關資料無誤後，於2024年12月31日或之前(在合理可行的情況下)，將樓價保障金額直接存入買方的銀行戶口。不論任何原因，如樓價保障金額於2024年12月31日以後才存入買方的銀行戶口，買方不得就此向賣方尋求任何賠償。於2024年10月31日以後遞交的申請將不受理。  
The Purchaser shall apply to the Vendor in writing for the Price Protection on or before 31 October 2024 and shall provide the bank account number information of the Purchaser held with the Bank ("the Purchaser's bank account") (including without limitation the bank account number). After the Vendor has received the application and duly verified the information to be correct, the Vendor will deposit the amount of the Price Protection to the Purchaser's bank account on or before 31 December 2024 (only if it is reasonably practicable for the Vendor to do so). The Purchaser shall not seek any damages and/or compensation from the Vendor if, or any reason whatsoever, the amount of the Price Protection is deposited into the Purchaser's bank account after 31 December 2024. Applications submitted after 31 October 2024 will not be accepted.
- (V) 賣方保留絕對酌情權不時修改上述條款，包括但不限於計算樓價保障金額所適用的樓價指數。  
The Vendor reserves the absolute discretion to amend the above terms from time to time, including without limitation the applicable property price index for calculation of the amount of the Price Protection.
- (VI) 樓價保障受其他條款及細則約束。  
The Price Protection is subject to other terms and conditions.

- 附錄 11(a) 第二按揭貸款•首 3 年定息計劃 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Annex 11(a) Second Mortgage Loan • First 3 Years Fixed Rate Plan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構 (『指定財務機構』) 提供第二按揭貸款•首3年定息計劃 (『第二按揭貸款』) 之主要條款如下:

The key terms of a Second Mortgage Loan • First 3 Years Fixed Rate Plan (“Second Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。  
The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.
- (II) 第二按揭貸款以住宅物業之第二法定按揭作抵押。  
The Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.
- (III) 住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (IV) 第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的30%，惟第一按揭貸款 (由第一按揭銀行提供) 及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。(注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低第一按揭貸款 (由第一按揭銀行提供)及第二按揭貸款總金額上限。)  
The maximum amount of the Second Mortgage Loan shall be 30% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. (Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the upper limit of the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan.)
- (V) 利率為：  
Interest rate shall be:

期間 Period	第二按揭貸款的金額不超過淨樓價的20% The amount of the Second Mortgage Loan does not exceed 20% of the net purchase price	第二按揭貸款的金額超過淨樓價的20%，但不超過淨樓價的30% The amount of the Second Mortgage Loan exceeds 20% of the net purchase price, but does not exceed 30% of the net purchase price
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第1年 The 1st year	定息2% p.a. Fixed rate at 2% p.a.	定息2.25% p.a. Fixed rate at 2.25% p.a.
第2年 The 2nd year	定息2.5% p.a. Fixed rate at 2.5% p.a.	定息2.75% p.a. Fixed rate at 2.75% p.a.
第3年 The 3rd year	定息3% p.a. Fixed rate at 3% p.a.	定息3.25% p.a. Fixed rate at 3.25% p.a.
第4年及之後 The 4th year and afterward	香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Hong Kong Dollar Best Lending Rate Quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.	香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Hong Kong Dollar Best Lending Rate Quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

最終利率以指定財務機構認可而定。

The final interest rate will be subject to approval by the designated financing company.

(VI) 第二按揭貸款年期最長為30年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。

The maximum tenor of Second Mortgage Loan shall be 30 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

(VII) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

(VIII) 全數或部分償還不徵收提前償還罰金，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

(IX) 如買方提前全數償還第二按揭貸款餘款，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**第二按揭貸款•提前償還現金回贈**（『提前償還現金回贈』）。如訂明的期限的最後一日不是工作日（按《一手住宅物業銷售條例》第2(1)條所定義），則該日定為下一個工作日。

If the Purchaser early and fully repays the balance of the Second Mortgage Loan and repays each instalment on time, the Purchaser shall be entitled to the **Second Mortgage Loan • Early Repayment Cash Rebate** (“Early Repayment Cash Rebate”) offered by the Vendor according to the table below. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

全數償還第二按揭貸款日期 Date of full repayment of the Second Mortgage Loan	提前償還現金回贈金額 Early Repayment Cash Rebate amount
首6個月內 Within the 6 months	無 Nil

第7至第18個月內 Within the 7th to 18th month	樓價2% 2% of the purchase price
第19至第30個月內 Within the 19th to 30th month	樓價1% 1% of the purchase price

買方於提前全數償還第二按揭貸款日期前最少30日以書面向賣方申請提前償還現金回贈，賣方會於收到申請並證實有關資料無誤後，賣方會將提前償還現金回贈直接用於償還第二按揭貸款餘款。

The Purchaser applies to the Vendor in writing for the Early Repayment Cash Rebate at least 30 days before the date of full repayment of the Second Mortgage Loan. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Repayment Cash Rebate for settlement of the balance of the Second Mortgage Loan directly.

- (X) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

- (XI) 買方及其擔保人 (如有) 須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人 (如有) 進行信貸審查及評估，但無須壓力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引(如適用)進行壓力測試。買方及其擔保人 (如有) 必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XII) 每月(所有種類)供款總額不可高於每月收入總額的50%。

The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.

- (XIII) 第一按揭銀行須為指定財務機構所指定及轉介之銀行(『第一按揭銀行』)，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮(包括但不限於進行壓力測試及評估還款能力)。

The first mortgagee bank (“the first mortgagee bank”) shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank’s credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank’s credit approval (including without limitation conducting stress test and assessing repayment ability).

- (XIV) 第一按揭貸款申請 (由第一按揭銀行提供) 及第二按揭貸款申請須由有關承按機構獨立審批。

The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.

- (XV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果,對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

**In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

- (XVI) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款,指定財務機構有最終決定權。不論審批結果如何,買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XVII) 所有第二按揭貸款法律文件須由賣方代表律師辦理,並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師,在此情況下,買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。

All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

- (XVIII) 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.

- (XIX) 賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Second Mortgage Loan.

備註:銀行會根據香港金融管理局的指引,將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 11(b) 備用第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 11(b) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

(I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.

(II) 第一按揭貸款以住宅物業之第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

(III) 住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(IV) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of the First Mortgage Loan shall be 80% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.

(V) 首36個月之按揭利率為：

Interest rate for the first 36 months shall be:

- (如第一按揭貸款的金額超過淨樓價的70%，但不超過淨樓價的80%)香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減1.75% p.a.；或

(If the amount of the First Mortgage Loan exceeds 70% of the net purchase price, but does not exceed 80% of the net purchase price) Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 1.75% p.a.; or

- (如第一按揭貸款的金額不超過淨樓價的70%) 港元最優惠利率減2% p.a.，

(If the amount of the First Mortgage Loan does not exceed 70% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 2% p.a.,

其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。



thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (VI) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。  
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰金，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。  
No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
- (X) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估，但無須壓力測試。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。  
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) 第一按揭貸款申請須由指定財務機構獨立審批。  
The First Mortgage Loan application shall be approved by the designated financing company independently.
- (XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

- (XIV) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XV) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

- (XVI) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

- (XVII) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.



附錄 11(c) Super 漸進式供款計劃•第一按揭貸款 (只適用於買方為個人並購買開放式或一房單位)

Annex 11(c) Super Gradual Instalment Scheme • First Mortgage Loan (only applicable to the Purchaser who is an individual and purchases studio or one-bedroom unit)

賣方的指定財務機構(『指定財務機構』)提供Super漸進式供款計劃•第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of the Super Gradual Instalment Scheme • First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。  
The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.
- (II) 第一按揭貸款以住宅物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (III) 住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (IV) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的85%，惟貸款金額不可超過應繳付之樓價餘額。  
The maximum amount of the First Mortgage Loan shall be 85% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.
- (V) 第一按揭貸款分為以下3部份：  
The First Mortgage Loan is divided into the following 3 tranches:

部份 Tranche	金額 Amount	開始供款 Instalment Starting	利率 Interest Rate
A	貸款金額的35% 35% of the loan amount	第1期 The 1st Instalment	首12個月之利率為定息1.88% p.a.，第13至第36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.5% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。 Interest rate for the first 12 months shall be fixed at 1.88% p.a., interest rate for the 13th to 36th month shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

<b>B</b>	貸款金額的35% 35% of the loan amount	第37期 The 37th Instalment	首36個月為免息期，其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。 The first 36 months is interest-free period, thereafter interest rate at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
<b>C</b>	貸款金額的30% 30% of the loan amount	第73期 The 73rd Instalment	首72個月為免息期，其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。 The first 72 months is interest-free period, thereafter interest rate at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company

(VI) 第一按揭貸款年期最長為30年。

The maximum tenor of the First Mortgage Loan shall be 30 years.

(VII) 買方須以按月分期償還第一按揭貸款。

The Purchaser shall repay the First Mortgage Loan by monthly instalments.

(VIII) 全數或部分償還不徵收提前償還罰金，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

(IX) **B部份•提前償還現金回贈**

**Tranche B • Early Repayment Cash Rebate**

如買方提前全數償還B部份，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**B部份•提前償還現金回贈**(『B部份現金回贈』)。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

If the Purchaser early and fully repays Tranche B and repays each instalment on time, the Purchaser shall be entitled to the **Tranche B • Early Repayment Cash Rebate** (“Tranche B Cash Rebate”) offered by the Vendor according to the table below. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

全數償還B部份日期	B部份現金回贈金額 The amount of the Tranche B Cash Rebate
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The date of full repayment of Tranche B	第一按揭貸款的金額超過淨樓價的75%，但不超過淨樓價的85% The amount of the First Mortgage Loan exceeds 75% of the net purchase price, but does not exceed 85% of the net purchase price	第一按揭貸款的金額不超過淨樓價的75% The amount of the First Mortgage Loan does not exceed 75% of the net purchase price
首2年內 Within the first 2 years	樓價0.75% 0.75% of the purchase price	樓價1% 1% of the purchase price

買方於提前全數償還B部份日期前最少30日以書面向賣方申請B部份現金回贈，賣方會於收到申請並證實有關資料無誤後，賣方會將B部份現金回贈直接用於償還部份第一按揭貸款餘款。

The Purchaser applies to the Vendor in writing for the Tranche B Cash Rebate at least 30 days before the date of full repayment of Tranche B. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Tranche B Cash Rebate for settlement of the balance of the First Mortgage Loan directly.

### C部份•提前償還現金回贈

#### Tranche C • Early Repayment Cash Rebate

如買方提前全數償還C部份，而且準時償還每期供款，買方可獲賣方送出以下列表指明的C部份•提前償還現金回贈(『C部份現金回贈』)。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

If the Purchaser early and fully repays Tranche C and repays each instalment on time, the Purchaser shall be entitled to the **Tranche C • Early Repayment Cash Rebate** (“Tranche C Cash Rebate”) offered by the Vendor according to the table below. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

全數償還C部份日期 The date of full repayment of Tranche C	C部份現金回贈金額 The amount of the Tranche C Cash Rebate	
	第一按揭貸款的金額超過淨樓價的75%，但不超過淨樓價的85% The amount of the First Mortgage Loan exceeds 75% of the net purchase price, but does not exceed 85% of the net purchase price	第一按揭貸款的金額不超過淨樓價的75% The amount of the First Mortgage Loan does not exceed 75% of the net purchase price
首2年內 Within the first 2 years	樓價1.75% 1.75% of the purchase price	樓價2% 2% of the purchase price
第3年至第4年內 Within the 3rd year to the 4th year	樓價0.75% 0.75% of the purchase price	樓價1% 1% of the purchase price

買方於提前全數償還C部份日期前最少30日以書面向賣方申請C部份現金回贈，賣方會於收到申請並證實有關資料無誤後，賣方會將C部份現金回贈直接用於償還部份第一按揭貸款餘款。

The Purchaser applies to the Vendor in writing for the Tranche C Cash Rebate at least 30 days before the date of full repayment of Tranche C. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Tranche C Cash Rebate for settlement of the balance of the First Mortgage Loan directly.

- (X) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.

- (XI) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估，但無須壓力測試。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XII) 每月(所有種類)供款總額不可高於每月收入總額的50%。

The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.

- (XIII) (a)買方及其擔保人(如有)的強積金計劃(於香港註冊)或職業退休計劃(於香港註冊)的累算權益的總值必須不少於港幣\$100,000；及(b)買方及其擔保人(如有)繼續支付有關計劃的供款。買方及其擔保人(如有)必須提供有關證明文件。

(a) The total value of the accrued benefit of the Mandatory Provident Fund Scheme (registered in Hong Kong) or the Occupational Retirement Scheme (registered in Hong Kong) of the Purchaser and his/her guarantor (if any) shall be at least HK\$100,000; and (b) the Purchaser and his/her guarantor (if any) continues to make contributions to the relevant scheme. The Purchaser and his/her guarantor (if any) shall provide the relevant documentary proof.

- (XIV) 第一按揭貸款申請須由指定財務機構獨立審批。

The First Mortgage Loan application shall be approved by the designated financing company independently.

- (XV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

- (XVI) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XVII) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the First Mortgage Loan.

(XVIII) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

(XIX) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

附錄 11(d) King's Key 120 (只適用於個人名義買方)  
Annex 11(d) King's Key 120 (only applicable to the Purchaser who is an individual)

買方可向賣方的指定財務機構(『指定財務機構』)申請King's Key 120 (『樓價貸款』)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the King's Key 120 ("Payment Financing"). Key terms are as follows:

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

The Purchaser makes a written application to the designated financing company for a Payment Financing not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.

- (II) 樓價貸款必須以住宅物業之第一法定按揭及一個(或以上)香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求：

The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的註冊業主(或其中一位註冊業主)必須為買方(或買方其中一位)或買方的近親(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)或買方其中一位的近親；及  
The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a close relative of any one of the Purchasers; and
- 現有物業的業權良好；及  
The title to the Existing Property is good; and
- 現有物業沒有出租；及  
The Existing Property is not leased out; and
- 現有物業沒有銀行按揭以外的其他按揭或產權負擔；及  
The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and
- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及  
The Existing Property is not a village-type house, nor a residential property in a single block with an Occupation Permit issued before 1980, nor property which is subject to alienation restrictions and nor non-estate-type property situated on the outlying islands, etc.; and
- 現有物業的價值必須符合以下要求：

The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時： At the time of application for the Payment Financing:	指定財務機構估算現有物業的(總)價值(『估算價值』) The designated financing company's (total) valuation of the Existing Property(ies) ("Valuation")
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	現有物業的(總)估算價值為樓價60%或以上 The (total) Valuation of the Existing Property is 60% of the purchase price or above
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank	現有物業的(總)估算價值為樓價80%或以上 The (total) Valuation of the Existing Property is 80% of the purchase price or above

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding that the above requirements might have been met, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(IV) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額(『A部份』)及(如適用)償還現有物業的按揭貸款(『B部份』)。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的註冊業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price ("Tranche A") and (if applicable) repayment of the mortgage loan of the Existing Property ("Tranche B"). If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(V) 樓價貸款的最高金額如下：

The maximum amounts of the Payment Financing are as follows:

**A 部份：用於繳付樓價餘額**

**Tranche A: for payment of the balance of the purchase price**

(注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低樓價貸款的A部份的最高金額。)

(Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the maximum amount of Tranche A of the Payment Financing.)



現有物業的(總)估算價值 The (total) valuation of the Existing Property(ies)	用於繳付樓價餘額的樓價貸款的最高金額 The maximum amounts of the Payment Financing for payment of the balance of the purchase price	
	如最少一個現有物業為新鴻基地產發展有限公司於1990年或以後落成之發展項目 If at least one of the Existing Property is a development of Sun Hung Kai Properties Limited, which was built in or after 1990	其他情況 Otherwise
樓價60%或以上，但少於樓價70% 60% of the purchase price or above, but less than 70% of the purchase price	樓價的85%，惟貸款金額不可超過應繳付之樓價餘額。 85% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.	樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。 80% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.
樓價70%或以上 70% of the purchase price or above	樓價的95%，惟貸款金額不可超過應繳付之樓價餘額。 95% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.	樓價的90%，惟貸款金額不可超過應繳付之樓價餘額。 90% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.

## B 部份(如適用)：用於償還現有物業的按揭貸款

### Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property

(注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，則樓價貸款的B部份不適用。)

(Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, then Tranche B of the Payment Financing is not applicable.)

現有物業的(總)估算價值 The (total) valuation of the Existing Property(ies)	用於償還現有物業的按揭貸款的樓價貸款的最高金額 The maximum amounts of the Payment Financing for repayment of the mortgage loan of the Existing Property
樓價80%或以上，但少於樓價90% 80% of the purchase price or above, but less than 90% of the purchase price	樓價的10%，惟貸款金額不可超過現有物業的按揭貸款餘額。 10% of the purchase price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.
樓價90%或以上，但少於樓價100%	樓價的20%，惟貸款金額不可超過現有物業的按揭貸款餘額。



90% of the purchase price or above, but less than 100% of the purchase price	20% of the purchase price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.
樓價100%或以上 100% of the purchase price or above	樓價的25%，惟貸款金額不可超過現有物業的按揭貸款餘額。 25% of the purchase price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額作出調整。

Depending on the different terms of payment under the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any).

(VI) 利率為3.68% p.a.。最終利率以指定財務機構認可而定。

Interest rate shall be 3.68% p.a.. The final interest rate will be subject to approval by the designated financing company.

(VII) 樓價貸款的期限最長為36個月。

The maximum tenor of the Payment Financing shall be 36 months.

(VIII) 全數或部分償還不徵收提前償還罰金，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

(IX) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(a) 每月供款相當於(視情況而定)：

monthly instalment amount equivalent to (as the case may be):

- 樓價0.38% (如樓價貸款的金額為樓價90%或以下)；或  
0.38% of the Purchase Price (if the amount of the Payment Financing is 90% of the Purchase Price or below); or
- 樓價0.5% (如樓價貸款的金額為樓價90%以上)  
0.5% of the Purchase Price (if the amount of the Payment Financing is over 90% of the Purchase Price)

先用於支付利息，餘款用於償還樓價貸款；及

shall be paid to settle interest first, and the balance shall be applied for repayment of the Payment Financing; and

- (b) 於到期日，全數償還樓價貸款餘款及利息。  
fully repay the balance of the Payment Financing and interest on the maturity date.

- (X) 買方可向指定財務機構申請附錄11(e)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：  
The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 11(e) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時 At the time of application for the Payment Financing	延續貸款的最高金額 The maximum amount of the Extended Loan
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的20%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 20% of the purchase price.
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 11(e)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 11(e) for details.

- (XI) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估，但無須壓力測試。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。  
The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XII) 買方須提供足夠文件證明其還款能力(包括每月供款及到期還款)。  
The Purchaser is required to provide sufficient documents to prove his/her repayment ability (including monthly instalments and the repayment on maturity).
- (XIII) 樓價貸款申請須由指定財務機構獨立審批。  
The Payment Financing application shall be approved by the designated financing company independently.

- (XIV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

- (XV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XVI) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及代墊付費用。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

- (XVII) 樓價貸款受其他條款及細則約束。

The Payment Financing is subject to other terms and conditions.

- (XVIII) 賣方均無給予或視之為已給予任何就樓價貸款之安排或批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement or the approval of the Payment Financing.

附錄 11(e) 延續貸款 (只適用於個人名義買方)

Annex 11(e) Extended Loan (applicable only to the Purchaser who is an individual)

- (I) 買方於有關貸款(指附錄 11(d)所述之 King's Key 120)的到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。指定財務機構將不會處理逾期貸款申請。  
The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King's Key 120 as set out in Annex 11(d)). Late loan applications will not be processed by the designated financing company.
- (II) 延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。  
The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.
- (III) 住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (IV) 延續貸款的最高金額請參閱附錄 11(d)。  
The maximum amount of the Extended Loan shall be as mentioned in Annex 11(d).
- (V) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (VI) 延續貸款年期最長為 20 年。  
The maximum tenor of the Extended Loan shall be 20 years.
- (VII) 買方須以按月分期償還延續貸款。  
The Purchaser shall repay the Extended Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰金，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。  
No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
- (IX) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (X) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近 2 年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估，但無須壓力測試。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。

The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.

- (XII) 延續貸款申請須由指定財務機構獨立審批。

The Extended Loan application shall be approved by the designated financing company independently.

- (XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

- (XIV) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the loan, the approved loan amount of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company.

- (XV) 所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及代墊付費用。

All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.

- (XVI) 延續貸款受其他條款及細則約束。

The Extended Loan is subject to other terms and conditions.

- (XVII) 賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Extended Loan.

附錄 12	家具優惠(只適用於開放式、一房、兩房或三房單位，Charlot 第 1A 座 18 樓 A1 單位除外)
Annex 12	Furniture Benefit (only applicable to studio, one-bedroom, two-bedroom or three-bedroom units, except for Flat A1 at 18/F of Charlot Tower 1A)

- (I) 家具優惠由賣方安排並由 Indigo Living Limited (『指定家具供應商』)提供。買方在按買賣合約完成購買住宅物業的情況下，可免費獲贈下述表1 (如適用) 所列明的適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。有關該家具的詳情(包括但不限於設計、顏色及物料)，請向指定家具供應商查詢。  
The Furniture Benefit is arranged by the Vendor and provided by Indigo Living Limited (the “designated furniture provider”). Subject to the completion of the purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as listed in the table 1 below (if applicable) (the “Furniture”) free of charge. For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture provider.
- (II) 買方須付清住宅物業之樓價及按買賣合約完成購買住宅物業，不管：  
The Purchaser shall settle the full amount of the purchase price of the residential property and complete the purchase of the residential property in accordance with the agreement for sale and purchase irrespective of whether:
- (a) 就家具優惠有否引起任何爭議  
there is any dispute arising from the Furniture Benefit
  - (b) 指定家具供應商交付予買方的所有或任何該家具是否與家具優惠之條款一致；及  
all or any of the Furniture delivered by the designated furniture provider to the Purchaser is in accordance with the terms of the Furniture Benefit; and
  - (c) 指定家具供應商是否於住宅物業的買賣交易日或之前將所有或任何該家具送貨至住宅物業。  
all or any of the Furniture is delivered by the designated furniture provider on or before completion of the purchase of the residential property.
- (III) 賣方或其代表不會就家具優惠及該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。如買方對該家具具有任何異議或質詢，應直接聯絡指定家具供應商。為免疑問，有關付款計劃所述的首3年保修優惠不適用於該家具。  
The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture’s condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture provider directly. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in the relevant payment plan does not apply to the Furniture.
- (IV) 家具優惠受其他條款及細則約束。賣方不會就家具優惠和/或該家具承擔任何直接或間接的責任或損失。  
The Furniture Benefit is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

表 1  
Table 1

Block Name and Unit 大廈名稱及單位	Applicable floors 適用樓層	Living Room 客廳						Master Bedroom 主人睡房			
		梳化 Sofa	電視櫃 TV Bench	伸延餐枱 Extendable Dining Table	長凳 Dining Bench	餐椅 Dining Chair	儲物凳 Storage Stool	雙人床(不包括床褥) Double Bed (Mattress not included)	衣櫃 500 Wardrobe 500	衣櫃 800 Wardrobe 800	衣櫃 1000 Wardrobe 1000
Charlot 第 1B 座 A1 單位 Charlot Tower 1B Flat A1	3 樓、23 樓及 28 樓 3/F, 23/F & 28/F	1	1	1	1	2	2	1	1	1	0
Charlot 第 1B 座 A2 單位 Charlot Tower 1B Flat A2	3 樓、5 樓、7 樓、8 樓、17 樓、21 樓–23 樓及 25 樓–27 樓 3/F, 5/F, 7/F, 8/F, 17/F, 21/F – 23/F & 25/F – 27/F	1	1	1	1	2	2	1	1	1	0
Charlot 第 1B 座 B 單位 Charlot Tower 1B Flat B	3 樓及 23 樓 3/F & 23/F	1	1	0	1	0	2	1	0	0	1
Charlot 第 1B 座 C 單位 Charlot Tower 1B Flat C	3 樓、5 樓、7 樓、8 樓、10 樓、11 樓、17 樓、21 樓、27 樓及 30 樓–33 樓 3/F, 5/F, 7/F, 8/F, 10/F, 11/F, 17/F, 21/F, 27/F & 30/F – 33/F	1	1	1	1	2	2	1	1	1	0
Charlot 第 1B 座 F 單位 Charlot Tower 1B Flat F	3 樓、7 樓、10 樓、16 樓、17 樓、21 樓–23 樓、26 樓–28 樓及 30 樓–33 樓 3/F, 7/F, 10/F, 16/F, 17/F, 21/F – 23/F, 26/F – 28/F & 30/F – 33/F	1	1	0	1	0	2	1	0	0	1
Charlot 第 1B 座 H 單位 Charlot Tower 1B Flat H	3 樓、5 樓、7 樓、8 樓、10 樓–12 樓、17 樓、21 樓–23 樓、26 樓–28 樓及 30 樓–33 樓 3/F, 5/F, 7/F, 8/F, 10/F – 12/F, 17/F, 21/F – 23/F, 26/F – 28/F & 30/F – 33/F	1	1	0	1	0	2	1	0	0	1

續下頁 …To be continued …



表 1

Table 1

Block Name and Unit 大廈名稱及單位	Applicable floors 適用樓層	睡房 1 Bedroom 1						睡房 2 Bedroom 2					
		單人床 底座 Single Divan Base	單人床頭板 Single Headboard	衣櫃 900 Wardrobe 900	書枱 Desk	椅子 Chair	書架 Book- case	單人床 底座 Single Divan Base	單人床 頭板 Single Head- board	衣櫃 900 Wardrobe 900	書枱 Desk	椅子 Chair	書架 Book- case
Charlot 第 1B 座 A1 單位 Charlot Tower 1B Flat A1	3 樓、23 樓及 28 樓 3/F, 23/F & 28/F	1	1	1	0	0	0	1	1	1	0	0	0
Charlot 第 1B 座 A2 單位 Charlot Tower 1B Flat A2	3 樓、5 樓、7 樓、8 樓、17 樓、21 樓–23 樓 及 25 樓–27 樓 3/F, 5/F, 7/F, 8/F, 17/F, 21/F – 23/F & 25/F - 27/F	1	1	1	0	0	0	1	1	1	0	0	0
Charlot 第 1B 座 B 單位 Charlot Tower 1B Flat B	3 樓及 23 樓 3/F & 23/F	0	0	0	1	1	1	0	0	0	0	0	0
Charlot 第 1B 座 C 單位 Charlot Tower 1B Flat C	3 樓、5 樓、7 樓、8 樓、10 樓、11 樓、17 樓、21 樓、27 樓及 30 樓–33 樓 3/F, 5/F, 7/F, 8/F, 10/F, 11/F, 17/F, 21/F, 27/F & 30/F – 33/F	1	1	1	0	0	0	0	0	0	1	1	1
Charlot 第 1B 座 F 單位 Charlot Tower 1B Flat F	3 樓、7 樓、10 樓、16 樓、17 樓、21 樓–23 樓、26 樓–28 樓及 30 樓 –33 樓 3/F, 7/F, 10/F, 16/F, 17/F, 21/F – 23/F, 26/F – 28/F & 30/F – 33/F	0	0	0	1	1	1	0	0	0	0	0	0
Charlot 第 1B 座 H 單位 Charlot Tower 1B Flat H	3 樓、5 樓、7 樓、8 樓、10 樓–12 樓、17 樓、21 樓–23 樓、26 樓 –28 樓及 30 樓–33 樓 3/F, 5/F, 7/F, 8/F, 10/F – 12/F, 17/F, 21/F – 23/F, 26/F – 28/F & 30/F – 33/F	0	0	0	1	1	1	0	0	0	0	0	0

附錄 13(a) 認購住戶停車位的權利  
Annex 13(a) Option to purchase a residential car parking space

- (a) 買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與住宅物業相同期數內的住戶停車位。  
The Purchaser can exercise his/her/its option to purchase a residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property.
- (b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。  
If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。  
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.
- (d) 認購住戶停車位的權利受其他條款及細則(包括但不限於土地批出的條款及細則) 約束。  
The option to purchase a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

附錄 13(b) 抽籤認購住戶停車位

Annex 13(b) Balloting for purchasing a residential car parking space

- (a) 買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以決定選購住戶停車位的優先次序。在每次抽籤，可供選購的住戶停車位數量將不少於累計已出售的符合抽籤認購住戶停車位資格之住宅物業的數量(賣方扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以賣方公佈住戶停車位之相關銷售安排當日為準。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。

The Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor. In each balloting, the number of residential car parking spaces offered for sale will not be less than half of the total number of sold residential properties which satisfy the requirement of the balloting for purchasing a residential car parking space (after the Vendor deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement by the Vendor of the relevant sales arrangements of the residential car parking spaces. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing.

- (b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以認購住戶停車位，其抽籤機會將會自動失效，買方不會為此獲得任何補償。  
If the Purchaser does not participate in the balloting for purchasing a residential car parking space in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor, his/her/its balloting chance shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

- (c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。  
The price and sales arrangements details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

- (d) 抽籤認購住戶停車位受其他條款及細則(包括但不限於土地批出的條款及細則)約束。  
The balloting for purchasing a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

附錄 14 九巴月票半價優惠  
Annex 14 KMB Monthly Pass at half price

- (I) 如買方按買賣合約完成購買住宅物業，買方可獲九巴月票半價優惠(『該優惠』)。  
Subject to completion of the purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a KMB Monthly Pass at half price (“Offer”).
- (II) 該優惠由九龍巴士（一九三三）有限公司(『巴士公司』)提供。如有任何爭議，巴士公司保留最終決定權。  
The Offer is provided by The Kowloon Motor Bus Company (1933) Limited (“Bus Company”). In case of any dispute, the decisions of Bus Company shall be final.
- (III) 該優惠的主要條款包括：  
The main terms of the Offer include:
- 買方可以半價購買九巴月票兩張一次，詳情將於稍後巴士公司網頁(及/或其他方式)上公佈。  
The Purchaser can purchase two KMB Monthly Passes at half price for one time. The details will be announced on Bus Company’s website (and/or other method(s)) later.
  - 該優惠有效期由發展項目第2A期入伙起計至2024年12月31日止。  
The offer is valid from the date of occupation of Phase 2A of the development to 31 December 2024.
  - 巴士公司有權不時更改該優惠的條款及細則、獲得的資格及使用期限，及終止、暫停或取消該優惠而不作任何事先通知。  
Bus Company reserves the right to change the terms and conditions of the Offer, eligibility and duration of use, and terminate, suspend or cancel the Offer from time to time without any prior notice.
  - 如巴士公司未能提供該優惠，則以同等值現金代替。  
If Bus Company cannot provide the Offer, it will be replaced by cash at the same value.
- (IV) 賣方不會就該優惠作出任何保證或陳述。賣方不會就該優惠承擔任何直接或間接的責任或損失。  
The Vendor does not give any warranty or representation in any respect regarding the Offer. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Offer.
- (V) 該優惠受其他條款及細則約束。  
The Offer is subject to other terms and conditions.

附錄 15            深圳灣口岸車票半價優惠  
Annex 15           Shenzhen Bay Port Bus Ticket at half price

- (I) 如買方按買賣合約完成購買住宅物業，買方可獲深圳灣口岸車票半價優惠（『該優惠』）。  
Subject to completion of the purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Shenzhen Bay Port Bus Ticket at half price (“Offer”).
- (II) 該優惠由永東旅行社（『永東旅行社』）提供。如有任何爭議，永東旅行社保留最終決定權。  
The Offer is provided by Eternal East Tours Company Limited (“EETour”). In case of any dispute, the decisions of EETour shall be final.
- (III) 該優惠的主要條款包括：  
The main terms of the Offer include:
- 買方可以半價購買深圳灣口岸車票，永東旅行社將於稍後公佈詳情。  
The Purchaser can purchase Shenzhen Bay Port Bus Ticket(s) at half price. EETour will announce the details later.
  - 該優惠有效期由永東旅行社進駐發展項目商場後並提供服務之第一個月份內。  
The Offer is valid within the first month after EETour stations in the mall of the development and provides services.
  - 永東旅行社有權不時更改該優惠的條款及細則、獲得的資格及使用期限，及終止、暫停或取消該優惠而不作任何事先通知。  
EETour reserves the right to change the terms and conditions of the Offer, eligibility and duration of use, and terminate, suspend or cancel the Offer from time to time without any prior notice.
  - 在特殊情況下(包括但不限於運輸署及相關機構拒絕批准有關服務)，永東旅行社不能提供該優惠，該優惠將自動取消，買方不會為此獲得任何補償。  
Under special circumstances (including but not limited to objection from the Transport Department and related organization(s) for approval of the relevant service), EETour cannot provide the Offer, the Offer shall be cancelled automatically and the Purchaser shall not be entitled to any compensation therefor.
- (IV) 賣方不會就該優惠作出任何保證或陳述。賣方不會就該優惠承擔任何直接或間接的責任或損失。  
The Vendor does not give any warranty or representation in any respect regarding the Offer. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Offer.
- (V) 該優惠受其他條款及細則約束。  
The Offer is subject to other terms and conditions.

- (5) 賣方已委任地產代理在該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:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司 CENTURY 21 GROUP LIMITED

晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED

迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED

香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED

康業物業代理有限公司 HONG YIP PROPERTY AGENCY LIMITED

康業服務有限公司 HONG YIP SERVICE CO LTD

仲量聯行有限公司 JONES LANG LASALLE LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

建富物業 KIN FU REALTY

領高地產代理有限公司 LEADING PROPERTIES AGENCY 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

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯(香港)有限公司 SAVILLS (HONG KONG) LIMITED

新鴻基地產(銷售及租賃)代理有限公司 SUN HUNG KAI REAL ESTATE (SALES AND LEASING) AGENCY LIMITED

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) 賣方就該期數指定的互聯網網站的網址為: **www.novoland2a.com.hk**

The address of the website designated by the Vendor for the Phase is: **www.novoland2a.com.hk**