

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	IMPERIAL KENNEDY	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	卑路乍街68號 68 BELCHER'S STREET		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)	161		

印製日期 Date of Printing	價單編號 Number of Price List
28 November 2013	6

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
無 NIL	無 NIL	無 NIL

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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，每平方米呎) 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
IMPERIAL KENNEDY	42	B	109.503 (1,179) 露台 Balcony:2.505 (27); 工作平台 Utility Platform:1.479 (16)	47,093,000	430,061 (39,943)	-	-	-	9.388 (101)	-	-	17.348 (187)	-	-	-
IMPERIAL KENNEDY	16	B	35.978 (387) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:0.000 (0)	7,422,000	206,293 (19,178)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	6	B	91.780 (988) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:1.480 (16)	19,850,000	216,278 (20,091)	-	-	-	34.345 (370)	-	-	-	-	-	-
IMPERIAL KENNEDY	39	C	86.631 (932) 露台 Balcony:2.132 (23); 工作平台 Utility Platform:1.480 (16)	31,491,000	363,507 (33,789)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	19	C	35.972 (387) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:0.000 (0)	7,572,000	210,497 (19,566)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	18	C	35.972 (387) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:0.000 (0)	7,526,000	209,218 (19,447)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	17	C	35.972 (387) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:0.000 (0)	7,482,000	207,995 (19,333)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	15	C	35.972 (387) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:0.000 (0)	7,378,000	205,104 (19,065)	-	-	-	-	-	-	-	-	-	-

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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
IMPERIAL KENNEDY	12	C	35.972 (387) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:0.000 (0)	7,334,000	203,881 (18,951)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	6	C	49.771 (536) 露台 Balcony:1.970 (21); 工作平台 Utility Platform:0.000 (0)	12,068,000	242,471 (22,515)	-	-	-	43.289 (466)	-	-	-	-	-	-
IMPERIAL KENNEDY	38	D	86.631 (932) 露台 Balcony:2.132 (23); 工作平台 Utility Platform:1.480 (16)	31,491,000	363,507 (33,789)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	37	D	86.631 (932) 露台 Balcony:2.132 (23); 工作平台 Utility Platform:1.480 (16)	31,241,000	360,621 (33,520)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	32	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,844,000	242,964 (22,560)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	31	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,738,000	240,789 (22,358)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	30	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,633,000	238,635 (22,158)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	29	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,530,000	236,523 (21,962)	-	-	-	-	-	-	-	-	-	-

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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
IMPERIAL KENNEDY	28	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,530,000	236,523 (21,962)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	27	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,415,000	234,163 (21,743)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	26	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,291,000	231,620 (21,507)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	25	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,206,000	229,876 (21,345)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	23	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,122,000	228,153 (21,185)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	22	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	11,039,000	226,450 (21,027)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	21	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	10,984,000	225,322 (20,922)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	20	D	48.748 (525) 露台 Balcony:1.955 (21); 工作平台 Utility Platform:1.384 (15)	10,929,000	224,194 (20,817)	-	-	-	-	-	-	-	-	-	-

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第三部份：其他資料

Part 3: Other Information

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

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

第52(1)條 / Section 52(1)

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

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

第53(2)條 / Section 53(2)

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

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

第53(3)條 / Section 53(3)

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

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

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

(4)(A2) 現金付款計劃 [適用於個人名義買方] [只適用於以下單位：37D、38D、39C 及 42B]

Cash Payment Plan [applicable to Purchaser who is individual] [only applicable to the following units: 37D, 38D, 39C and 42B]

註：在第(4)(A2)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以向下捨入方式換算至千位數作為樓價。

Note: In paragraph (4)(A2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$300,000銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。
請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Mayer Brown JSM ” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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%於買方簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後120日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價85%(樓價餘額)於簽署臨時買賣合約的日期後200日內繳付。

85% of the purchase price (balance of purchase price) shall be paid within 200 days after the date of signing of the preliminary agreement for sale and purchase.

(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

如選擇第(4)(A2)段所述的付款計劃之買方，可獲10%售價折扣優惠。

A 10% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2).

2. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。當時，最少一位買方須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase.

At that time, at least one Purchaser should be a SHKP Club member in order to enjoy the discount offer.

3. 置業售價折扣

Home Purchase Price Discount

凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約之買方，可獲2%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, the Purchaser will be offered 2% discount from the price.

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

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

除第(4)(A2)(ii)段(如適用)外:

In addition to paragraph (4)(A2)(ii) (if applicable):

1. 付清樓價現金回贈

Full Settlement Cash Rebate

- (a) 凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約之買方按買賣合約訂明的日期付清樓價後，可獲賣方送出樓價7%之付清樓價現金回贈(『付清樓價現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013 and the Purchaser has settled the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate (“Full Settlement Cash Rebate”) of 7% of the purchase price offered by the Vendor.

- (b) 買方須於付清樓價後14日內，以書面向賣方提出申請付清樓價現金回贈。賣方會於收到通知並確認有關資料無誤後的45日內將付清樓價現金回贈付予買方。

The Purchaser shall notify the Vendor in writing to apply for the Full Settlement Cash Rebate within 14 days after the settlement of the purchase price. The Vendor will pay the Full Settlement Cash Rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

- (c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如(4)(A2)段所述的付款計劃內訂明的付款日期不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該付款日期定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If any date for payment as set out in the payment plan stated in paragraph (4)(A2) is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

- (d) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2)(iii)3段)，則付清樓價現金回贈會首先支付予指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)在償還指定財務機構的欠款後的45日內才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“Designated Financing Company”) (please see paragraph (4)(A2)(iii)3 for details), then the Full Settlement Cash Rebate will first be paid to the Designated Financing Company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser within 45 days after the Vendor has settled the outstanding amount to the Designated Financing Company.

2. 額外現金回贈(只適用於購買兩間或以上兩房或以上之指明住宅物業)

Extra Cash Rebate (only applicable to purchase of 2 or more specified residential properties with 2 or more bedrooms)

- (a) 如買方(i)購買兩個或以上指明住宅物業及(ii)於2013年11月17日至2013年12月31日期間簽署關於該等指明住宅物業的臨時買賣合約，可獲得相等於樓價2%(如買方購買2間指明住宅物業)或3%(如買方購買3間或以上指明住宅物業)的額外現金回贈。

Where a Purchaser (i) purchases 2 or more specified residential properties; and (ii) signs all the preliminary agreement(s) for sale and purchase in respect of all the said specified residential properties between 17 November 2013 and 31 December 2013, then an Extra Cash Rebate equivalent to 2% (in case the Purchaser purchases 2 specified residential properties) or 3% (in case the Purchaser purchases 3 or more specified residential properties) of the purchase price would be offered to the Purchaser for every specified residential properties purchased by him/her/them.

- (b) 買方須按相關買賣合約付清所有該等指明住宅物業的樓價後14日內，以書面向賣方提出申請額外現金回贈。賣方會於收到通知並確認有關資料後45日內將額外現金回贈付予買方。
The Purchaser shall notify the Vendor in writing to apply for the Extra Cash Rebate within 14 days after the Purchaser has settled the purchase price of all the said specified residential properties in accordance with the relevant agreement(s) for sale and purchase. The Vendor will pay the Extra Cash Rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

3. 過渡性貸款 - 印花稅繳款

Transitional Loan - Stamp Duty Payment

凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款金額為就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)總額的80%，上限為樓價的6.8%。過渡性貸款的到期日為買賣合約訂明的交易日後的45日。利率以港元最優惠利率(以指定財務機構之報價為準)加2%p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付80%之貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the Designated Financing Company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The Transitional Loan amount is 80% of the total amount of stamp duty payable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) subject to a cap of 6.8% of the purchase price. The maturity date of the Transitional Loan is 45 days after the date of completion specified in the agreement for sale and purchase. Interest rate shall be Hong Kong Dollar Prime Rate (quoted by Designated Financing Company) plus 2% p.a., subject to fluctuation. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, 80% of interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the Designated Financing Company. The Designated Financing Company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

4. 備用第二按揭貸款

Standby Second Mortgage Loan

買方可向指定財務機構申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Designated Financing Company for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際付清樓價餘款前最少60日以書面向指定財務機構提出第二按揭貸款申請。
The Purchaser shall make a written application to the Designated Financing Company for a second mortgage loan not less than 60 days before actual settlement of the purchase price in full.
- (b) 第二按揭貸款將全期以港元最優惠利率加1%p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。
Interest rate for the second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period. Hong Kong Dollar Prime Rate is quoted by the Designated Financing Company and subject to fluctuation. The final mortgage rate will be subject to final approval by the Designated Financing Company.
- (c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。
The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。
The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Designated Financing Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請須由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭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雜費。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的律師費用及雜費。
All legal documents of second mortgage 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 second mortgage.
- (i) 買方須就有關第二按揭貸款申請支付港幣\$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.
- (j) 買方於**決定選用此付款計劃前**，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。
不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。
The Purchaser is advised to enquire with the Designated Financing Company on details **before selecting this payment plan**. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the Designated Financing Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

1. 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，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her 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的有關罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (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) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議(『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、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 (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, 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.

(4)(B2) 現金付款計劃 [適用於有限公司名義買方] [只適用於以下單位：37D、38D、39C 及 42B]

Cash Payment Plan [applicable to Purchaser which is a limited company] [only applicable to the following units: 37D, 38D, 39C and 42B]

註: 在第(4)(B2)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目,皆以向下捨入方式換算至千位數作為樓價。

Note: In paragraph (4)(B2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『孖士打律師行』。
請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Mayer Brown JSM ” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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%於買方簽署買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價5%於簽署臨時買賣合約的日期後45日內繳付。
5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價85%(樓價餘額)於簽署臨時買賣合約的日期後200日內繳付。
85% of the purchase price (balance of purchase price) shall be paid within 200 days after the date of signing of the preliminary agreement for sale and purchase.

(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

如選擇第(4)(B2)段所述的付款計劃之買方，可獲10%售價折扣優惠。

A 10% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B2).

2. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。當時，最少一位買方之董事須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase.

At that time, at least one director of the Purchaser should be a SHKP Club member in order to enjoy the discount offer.

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

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

除第(4)(B2)(ii)段(如適用)外:

In addition to paragraph (4)(B2)(ii) (if applicable):

1. 付清樓價現金回贈

Full Settlement Cash Rebate

- (a) 凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約之買方按買賣合約訂明的日期付清樓價後，可獲賣方送出樓價15%之付清樓價現金回贈(『付清樓價現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013 and the Purchaser has settled the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate (“Full Settlement Cash Rebate”) of 15% of the purchase price offered by the Vendor.

- (b) 買方須於付清樓價後14日內，以書面向賣方提出申請付清樓價現金回贈。賣方會於收到通知並確認有關資料無誤後的45日內將付清樓價現金回贈付予買方。

The Purchaser shall notify the Vendor in writing to apply for the Full Settlement Cash Rebate within 14 days after the settlement of the purchase price. The Vendor will pay the Full Settlement Cash Rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

- (c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如(4)(B2)段所述的付款計劃內訂明的付款日期不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該付款日期定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If any date for payment as set out in the payment plan stated in paragraph (4)(B2) is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

- (d) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2)(iii)3段)，則付清樓價現金回贈會首先支付予指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)在償還指定財務機構的欠款後的45日內才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“Designated Financing Company”) (please see paragraph (4)(B2)(iii)3 for details), then the Full Settlement Cash Rebate will first be paid to the Designated Financing Company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser within 45 days after the Vendor has settled the outstanding amount to the Designated Financing Company.

2. 額外現金回贈(只適用於購買兩間或以上兩房或以上之指明住宅物業)

Extra Cash Rebate (only applicable to purchase of 2 or more specified residential properties with 2 or more bedrooms)

- (a) 如買方(i)購買兩個或以上指明住宅物業及(ii)於2013年11月17日至2013年12月31日期間簽署關於該等指明住宅物業的臨時買賣合約，可獲得相等於樓價2%(如買方購買2間指明住宅物業)或3%(如買方購買3間或以上指明住宅物業)的額外現金回贈。

Where a Purchaser (i) purchases 2 or more specified residential properties; and (ii) signs all the preliminary agreement(s) for sale and purchase in respect of all the said specified residential properties between 17 November 2013 and 31 December 2013, then an Extra Cash Rebate equivalent to 2% (in case the Purchaser purchases 2 specified residential properties) or 3% (in case the Purchaser purchases 3 or more specified residential properties) of the purchase price would be offered to the Purchaser for every specified residential properties purchased by him/her/them.

- (b) 買方須按相關買賣合約付清所有該等指明住宅物業的樓價後14日內，以書面向賣方提出申請額外現金回贈。賣方會於收到通知並確認有關資料後45日內將額外現金回贈付予買方。
The Purchaser shall notify the Vendor in writing to apply for the Extra Cash Rebate within 14 days after the Purchaser has settled the purchase price of all the said specified residential properties in accordance with the relevant agreement(s) for sale and purchase. The Vendor will pay the Extra Cash Rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

3. 過渡性貸款 - 印花稅繳款 [適用於香港註冊成立的有限公司及其所有股東及董事均為個人]

Transitional Loan - Stamp Duty Payment [applicable to limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)]

凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款金額為就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)總額的60%，上限為樓價的14%。過渡性貸款的到期日為買賣合約訂明的交易日後的45日。利率以港元最優惠利率(以指定財務機構之報價為準)加2%p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付80%之貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the Designated Financing Company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The Transitional Loan amount is 60% of the total amount of stamp duty payable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) subject to a cap of 14% of the purchase price. The maturity date of the Transitional Loan is 45 days after the date of completion specified in the agreement for sale and purchase. Interest rate shall be Hong Kong Dollar Prime Rate (quoted by Designated Financing Company) plus 2% p.a., subject to fluctuation. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, 80% of interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the Designated Financing Company. The Designated Financing Company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

4. 備用第二按揭貸款

Standby Second Mortgage Loan

買方可向指定財務機構申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Designated Financing Company for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際付清樓價餘款前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the Designated Financing Company for a second mortgage loan not less than 60 days before actual settlement of the purchase price in full.

- (b) 第二按揭貸款將全期以港元最優惠利率加1%p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate for the second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period. Hong Kong Dollar Prime Rate is quoted by the Designated Financing Company and subject to fluctuation. The final mortgage rate will be subject to final approval by the Designated Financing Company.

- (c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的70%。
The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 70% of the purchase price.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須出示足夠文件證明其還款能力。擔保人(如有)須出示足夠文件證明其每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。
The Purchaser shall provide sufficient documents to prove its repayment ability. The guarantor(s) (if any) shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the guarantor(s)'s total monthly income.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Designated Financing Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請須由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭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雜費。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的律師費用及雜費。
All legal documents of second mortgage 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 second mortgage.
- (i) 買方須就有關第二按揭貸款申請支付港幣\$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.
- (j) 買方於**決定選用此付款計劃前**，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。
The Purchaser is advised to enquire with the Designated Financing Company on details **before selecting this payment plan**. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the Designated Financing Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

1. 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，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her 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的有關罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (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) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議(『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、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 (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, 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.

(4)(C2) 靈活付款計劃 [適用於個人名義買方] [只適用於以下單位：37D、38D、39C 及 42B]

Flexible Payment Plan [applicable to Purchaser who is individual] [only applicable to the following units: 37D, 38D, 39C and 42B]

註: 在第(4)(C2)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目,皆以向下捨入方式換算至千位數作為樓價。

Note: In paragraph (4)(C2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『孖士打律師行』。
請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Mayer Brown JSM ” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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45日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價5%於簽署臨時買賣合約的日期後120日內繳付。
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價5%於簽署臨時買賣合約的日期後250日內繳付。
5% of the purchase price shall be paid within 250 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價80%(樓價餘額)於賣方就其有能力將該項目中的指明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。
80% 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 a specified property in the Development 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. 『印花稅津貼』優惠
“Stamp Duty Subsidy” Benefit

凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約之買方，可獲7%售價折扣作為『印花稅津貼』優惠。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, the Purchaser will be offered 7% discount from the price as the “Stamp Duty Subsidy” Benefit.

2. 『新地會』會員優惠
Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。當時，最少一位買方須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At that time, at least one Purchaser should be a SHKP Club member in order to enjoy the discount offer.

3. 置業售價折扣
Home Purchase Price Discount

凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約之買方，可獲2%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, the Purchaser will be offered 2% discount from the price.

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

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

除第(4)(C2)(ii)段(如適用)外:

In addition to paragraph (4)(C2)(ii) (if applicable):

1. 提前付清樓價優惠
Early Settlement Benefit

如選擇第(4)(C2)段所述的付款計劃之買方提前於買賣合約訂明的交易日之前付清樓價餘款，可根據以下列表獲賣方送出提前付清樓價優惠(『提前付清樓價優惠』)。

Where the Purchaser chooses this payment plan stated in paragraph (4)(C2) and settles the purchase price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Benefit (“Early Settlement Benefit”) offered by the Vendor according to the table below.

提前付清樓價優惠列表
Early Settlement Benefit Table

付清樓價日期 Date of settlement of the purchase price	提前付清樓價優惠金額 Early Settlement Benefit amount
簽署臨時買賣合約的日期後250日內 Within 250 days after the date of signing of the preliminary agreement for sale and purchase.	樓價10% 10% of the purchase price
簽署臨時買賣合約的日期後251日至500日期間內 Within the period from 251 days to 500 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後501日至700日期間內 Within the period from 501 days to 700 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4% 4% of the purchase price

備註Remarks:

- (a) 買方須於提前付清樓價後14日內，以書面向賣方提出申請提前付清樓價優惠。賣方會於收到通知並確認有關資料無誤後的45日內將提前付清樓價優惠付予買方。
The Purchaser shall notify the Vendor in writing to apply for the Early Settlement Benefit within 14 days after the early settlement of the purchase price. The Vendor will pay the Early Settlement Benefit to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.
- (b) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如提前付清樓價優惠列表中訂明的每個付清樓價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。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If the last day of each of the periods as set out in the Early Settlement Benefit Table 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.

2. 額外現金回贈(只適用於購買兩間或以上兩房或以上之指明住宅物業)

Extra Cash Rebate (only applicable to purchase of 2 or more specified residential properties with 2 or more bedrooms)

- (a) 如買方(i)購買兩個或以上指明住宅物業及(ii)於2013年11月17日至2013年12月31日期間簽署關於該等指明住宅物業的臨時買賣合約，可獲得相等於樓價2%(如買方購買2間指明住宅物業)或3%(如買方購買3間或以上指明住宅物業)的額外現金回贈。

Where a Purchaser (i) purchases 2 or more specified residential properties; and (ii) signs all the preliminary agreement(s) for sale and purchase in respect of all the said specified residential properties between 17 November 2013 and 31 December 2013, then an Extra Cash Rebate equivalent to 2% (in case the Purchaser purchases 2 specified residential properties) or 3% (in case the Purchaser purchases 3 or more specified residential properties) of the purchase price would be offered to the Purchaser for every specified residential properties purchased by him/her/them.

- (b) 買方須按相關買賣合約付清所有該等指明住宅物業的樓價後14日內，以書面向賣方提出申請額外現金回贈。賣方會於收到通知並確認有關資料後45日內將額外現金回贈付予買方。
The Purchaser shall notify the Vendor in writing to apply for the Extra Cash Rebate within 14 days after the Purchaser has settled the purchase price of all the said specified residential properties in accordance with the relevant agreement(s) for sale and purchase. The Vendor will pay the Extra Cash Rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

3. 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向指定財務機構申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Designated Financing Company for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際付清樓價餘款前最少60日以書面向指定財務機構提出第二按揭貸款申請。
The Purchaser shall make a written application to the Designated Financing Company for a second mortgage loan not less than 60 days before actual settlement of the purchase price in full.
- (b) 第二按揭貸款將全期以港元最優惠利率加1%p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。
Interest rate for the second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period. Hong Kong Dollar Prime Rate is quoted by the Designated Financing Company and subject to fluctuation. The final mortgage rate will be subject to final approval by the Designated Financing Company.
- (c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。
The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。
The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Designated Financing Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請須由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭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雜費。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的律師費用及雜費。
All legal documents of second mortgage 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 second mortgage.

- (i) 買方須就有關第二按揭貸款申請支付港幣\$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.

- (j) 買方於**決定選用此付款計劃前**，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。
不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the Designated Financing Company on details **before selecting this payment plan**. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the Designated Financing Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

1. 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，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her 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的有關罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (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) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議(『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、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 (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, 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.

(4)(D2) 靈活付款計劃 [適用於有限公司名義買方] [只適用於以下單位：37D、38D、39C 及 42B]

Flexible Payment Plan [applicable to Purchaser which is a limited company] [only applicable to the following units: 37D, 38D, 39C and 42B]

註：在第(4)(D2)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以向下捨入方式換算至千位數作為樓價。

Note: In paragraph (4)(D2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$300,000銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。
請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Mayer Brown JSM” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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45日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價5%於簽署臨時買賣合約的日期後120日內繳付。
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價5%於簽署臨時買賣合約的日期後250日內繳付。
5% of the purchase price shall be paid within 250 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價5%於簽署臨時買賣合約的日期後350日內繳付。
5% of the purchase price shall be paid within 350 days after the date of signing of the preliminary agreement for sale and purchase.
6. 樓價5%於簽署臨時買賣合約的日期後500日內繳付。
5% of the purchase price shall be paid within 500 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價70 % (樓價餘額) 於賣方就其有能力將該項目中的指明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。
70% 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 a specified property in the Development 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. 『印花稅津貼』優惠
“Stamp Duty Subsidy” Benefit

凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約之買方，可獲15%售價折扣作為『印花稅津貼』優惠。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, the Purchaser will be offered 15% discount from the price as the “Stamp Duty Subsidy” Benefit.

2. 『新地會』會員優惠
Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。當時，最少一位買方之董事須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase.

At that time, at least one director of the Purchaser should be a SHKP Club member in order to enjoy the discount offer.

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

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

除第(4)(D2)(ii)段(如適用)外:

In addition to paragraph (4)(D2)(ii) (if applicable):

1. 提前付清樓價優惠

Early Settlement Benefit

如選擇第(4)(D2)段所述的付款計劃之買方提前於買賣合約訂明的交易日之前付清樓價餘款，可根據以下列表獲賣方送出提前付清樓價優惠(『提前付清樓價優惠』)。

Where the Purchaser chooses this payment plan stated in paragraph (4)(D2) and settles the purchase price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Benefit (“Early Settlement Benefit”) offered by the Vendor according to the table below.

提前付清樓價優惠列表

Early Settlement Benefit Table

付清樓價日期 Date of settlement of the purchase price	提前付清樓價優惠金額 Early Settlement Benefit amount
簽署臨時買賣合約的日期後250日內 Within 250 days after the date of signing of the preliminary agreement for sale and purchase.	樓價10% 10% of the purchase price
簽署臨時買賣合約的日期後251日至500日期間內 Within the period from 251 days to 500 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後501日至700日期間內 Within the period from 501 days to 700 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4% 4% of the purchase price

備註Remarks:

(a) 買方須於提前付清樓價後14日內，以書面向賣方提出申請提前付清樓價優惠。賣方會於收到通知並確認有關資料無誤後的45日內將提前付清樓價優惠付予買方。

The Purchaser shall notify the Vendor in writing to apply for the Early Settlement Benefit within 14 days after the early settlement of the purchase price. The Vendor will pay the Early Settlement Benefit to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

(b) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如提前付清樓價優惠列表中訂明的每個付清樓價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。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Benefit Table 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.

2. 額外現金回贈(只適用於購買兩間或以上兩房或以上之指明住宅物業)

Extra Cash Rebate (only applicable to purchase of 2 or more specified residential properties with 2 or more bedrooms)

- (a) 如買方(i)購買兩個或以上指明住宅物業及(ii)於2013年11月17日至2013年12月31日期間簽署關於該等指明住宅物業的臨時買賣合約，可獲得相等於樓價2%(如買方購買2間指明住宅物業)或3%(如買方購買3間或以上指明住宅物業)的額外現金回贈。

Where a Purchaser (i) purchases 2 or more specified residential properties; and (ii) signs all the preliminary agreement(s) for sale and purchase in respect of all the said specified residential properties between 17 November 2013 and 31 December 2013, then an Extra Cash Rebate equivalent to 2% (in case the Purchaser purchases 2 specified residential properties) or 3% (in case the Purchaser purchases 3 or more specified residential properties) of the purchase price would be offered to the Purchaser for every specified residential properties purchased by him/her/them.

- (b) 買方須按相關買賣合約付清所有該等指明住宅物業的樓價後14日內，以書面向賣方提出申請額外現金回贈。賣方會於收到通知並確認有關資料後45日內將額外現金回贈付予買方。
The Purchaser shall notify the Vendor in writing to apply for the Extra Cash Rebate within 14 days after the Purchaser has settled the purchase price of all the said specified residential properties in accordance with the relevant agreement(s) for sale and purchase. The Vendor will pay the Extra Cash Rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

3. 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向指定財務機構申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Designated Financing Company for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際付清樓價餘款前最少60日以書面向指定財務機構提出第二按揭貸款申請。
The Purchaser shall make a written application to the Designated Financing Company for a second mortgage loan not less than 60 days before actual settlement of the purchase price in full.
- (b) 第二按揭貸款將全期以港元最優惠利率加1%p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。
Interest rate for the second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period. Hong Kong Dollar Prime Rate is quoted by the Designated Financing Company and subject to fluctuation. The final mortgage rate will be subject to final approval by the Designated Financing Company.
- (c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的70%。
The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 70% of the purchase price.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須出示足夠文件證明其還款能力。擔保人(如有)須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之半。
The Purchaser shall provide sufficient documents to prove its repayment ability. The guarantor(s) (if any) shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the guarantor(s)'s total monthly income.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Designated Financing Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請須由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭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雜費。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的律師費用及雜費。

All legal documents of second mortgage 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 second mortgage.

- (i) 買方須就有關第二按揭貸款申請支付港幣\$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.

- (j) 買方於**決定選用此付款計劃前**，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the Designated Financing Company on details **before selecting this payment plan**. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the Designated Financing Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

1. 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，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her 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的有關罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (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) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議(『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、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 (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, 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.

- (4)(E) 靈活建期付款計劃 [只適用於以下單位：6B、6C、12C、15C、16B、17C、18C、19C、20D、21D、22D、23D、25D、26D、27D、28D、29D、30D、31D 及 32D]
Flexible Stage Payment Plan [only applicable to the following units: 6B, 6C, 12C, 15C, 16B, 17C, 18C, 19C, 20D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30D, 31D and 32D]

註: 在第(4)(E)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至千位數作為樓價。

Note: In paragraph (4)(E), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price (if any) will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$300,000銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。
請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Mayer Brown JSM” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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45日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價5%於簽署臨時買賣合約的日期後120日內繳付。
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價5%於簽署臨時買賣合約的日期後250日內繳付。
5% of the purchase price shall be paid within 250 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價80%(樓價餘額)於賣方就其有能力將該項目中的指明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。
80% 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 a specified property in the Development to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

無

Nil

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

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

1. 提前付清樓價優惠

Early Settlement Benefit

如選擇第(4)(E)段所述的付款計劃之買方提前於買賣合約訂明的付款日之前付清樓價，可根據以下列表獲賣方送出提前付清樓價優惠(『提前付清樓價優惠』)。

Where the Purchaser chooses this payment plan stated in paragraph (4)(E) and settles the purchase price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Benefit (“Early Settlement Benefit”) offered by the Vendor according to the table below.

提前付清樓價優惠列表

Early Settlement Benefit Table

付清樓價日期 Date of settlement of the purchase price	提前付清樓價優惠金額 Early Settlement Benefit amount
簽署臨時買賣合約的日期後250日內 Within 250 days after the date of signing of the preliminary agreement for sale and purchase.	樓價10% 10% of the purchase price
簽署臨時買賣合約的日期後251日至500日期間內 Within the period from 251 days to 500 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後501日至700日期間內 Within the period from 501 days to 700 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4% 4% of the purchase price

備註Remarks:

(a) 買方須於提前付清樓價後14日內，以書面向賣方提出申請提前付清樓價優惠。賣方會於收到通知並確認有關資料無誤後的45日內將提前付清樓價優惠付予買方。
The Purchaser shall notify the Vendor in writing to apply for the Early Settlement Benefit within 14 days after the early settlement of the purchase price. The Vendor will pay the Early Settlement Benefit to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

(b) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如提前付清樓價優惠列表中訂明的每個付清樓價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。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Benefit Table 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.

2. 額外現金回贈(只適用於購買兩間或以上兩房或以上之指明住宅物業)

Extra Cash Rebate (only applicable to purchase of 2 or more specified residential properties with 2 or more bedrooms)

(a) 如買方(i)購買兩個或以上指明住宅物業及(ii)於2013年11月17日至2013年12月31日期間簽署關於該等指明住宅物業的臨時買賣合約，可獲得相等於樓價2%(如買方購買2間指明住宅物業)或3%(如買方購買3間或以上指明住宅物業)的額外現金回贈。
Where a Purchaser (i) purchases 2 or more specified residential properties; and (ii) signs all the preliminary agreement(s) for sale and purchase in respect of all the said specified residential properties between 17 November 2013 and 31 December 2013, then an Extra Cash Rebate equivalent to 2% (in case the Purchaser purchases 2 specified residential properties) or 3% (in case the Purchaser purchases 3 or more specified residential properties) of the purchase price would be offered to the Purchaser for every specified residential properties purchased by him/her/them.

(b) 買方須按相關買賣合約付清所有該等指明住宅物業的樓價後14日內，以書面向賣方提出申請額外現金回贈。賣方會於收到通知並確認有關資料後45日內將額外現金回贈付予買方。
The Purchaser shall notify the Vendor in writing to apply for the Extra Cash Rebate within 14 days after the Purchaser has settled the purchase price of all the said specified residential properties in accordance with the relevant agreement(s) for sale and purchase. The Vendor will pay the Extra Cash Rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information.

3. 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("Designated Financing Company") for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際付清樓價餘款前最少60日以書面向指定財務機構提出第二按揭貸款申請。
The Purchaser shall make a written application to the Designated Financing Company for a second mortgage loan not less than 60 days before actual settlement of the purchase price in full.
- (b) 第二按揭貸款將全期以港元最優惠利率加1%p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。
Interest rate for the second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period. Hong Kong Dollar Prime Rate is quoted by the Designated Financing Company and subject to fluctuation. The final mortgage rate will be subject to final approval by the Designated Financing Company.
- (c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。
The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。如買方是公司，買方須出示足夠文件證明其還款能力及擔保人(如有)須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。
The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income. If the Purchaser is a corporation, the Purchaser shall provide sufficient documents to prove its repayment ability and the guarantor(s) (if any) shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the guarantor(s)'s total monthly income.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Designated Financing Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請須由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭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雜費。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的律師費用及雜費。

All legal documents of second mortgage 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 second mortgage.

- (i) 買方須就有關第二按揭貸款申請支付港幣\$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.

- (j) 買方於**決定選用此付款計劃前**，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the Designated Financing Company on details **before selecting this payment plan**. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the Designated Financing Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

1. 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，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her 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的有關罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (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) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議(『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、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 (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, 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.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

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

世紀21測量行有限公司及旗下特許經營商 CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES

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

康業服務有限公司 HONG YIP SERVICE CO LTD

仲量聯行 JONES LANG LASALLE LTD

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

卓恆物業顧問有限公司 POWER CHATER PROPERTY CONSULTANTS LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED

置業18物業代理有限公司 18 PROPERTY 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) 賣方就發展項目指定的互聯網網站的網址為: **www.imperialkennedy.com.hk**。

The address of the website designated by the vendor for the development is: **www.imperialkennedy.com.hk**.