

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
06 April 2016	7

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

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) 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	39	B	68.204 (734) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:1.417 (15)	23,849,000	349,672 (32,492)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	41	C	101.543 (1,093) 露台 Balcony:2.707 (29); 工作平台 Utility Platform:1.479 (16)	40,990,000	403,671 (37,502)	-	-	-	11.882 (128)	-	-	-	-	-	-
IMPERIAL KENNEDY	38	C	67.331 (725) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:1.417 (15)	23,346,000	346,735 (32,201)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	37	C	67.331 (725) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:1.417 (15)	23,265,000	345,532 (32,090)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	36	C	67.331 (725) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:1.417 (15)	23,236,000	345,101 (32,050)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	35	C	67.331 (725) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:1.417 (15)	23,209,000	344,700 (32,012)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	33	C	67.331 (725) 露台 Balcony:1.980 (21); 工作平台 Utility Platform:1.417 (15)	23,149,000	343,809 (31,930)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	36	D	86.631 (932) 露台 Balcony:2.132 (23); 工作平台 Utility Platform:1.480 (16)	30,662,000	353,938 (32,899)	-	-	-	-	-	-	-	-	-	-

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
IMPERIAL KENNEDY	35	D	86.631 (932) 露台 Balcony:2.132 (23); 工作平台 Utility Platform:1.480 (16)	30,252,000	349,205 (32,459)	-	-	-	-	-	-	-	-	-	-
IMPERIAL KENNEDY	33	D	86.631 (932) 露台 Balcony:2.132 (23); 工作平台 Utility Platform:1.480 (16)	30,131,000	347,809 (32,329)	-	-	-	-	-	-	-	-	-	-

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，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)(F2) AVD 付款計劃
AVD Payment Plan

註：在第(4)(F2)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千位數作為樓價。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: In paragraph (4)(F2), “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 discount(s) (if any) on the price will be rounded down to the nearest thousand 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.

(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\$500,000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\$500,000 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 JSM”.

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 90 日內繳付。
5% of the purchase price shall be paid within 90 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 180 日內繳付。
85% of the purchase price (balance of purchase price) shall be paid within 180 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

如買方選擇第(4)(F2)段所述的付款計劃，可獲 13% 售價折扣優惠。

A 13% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(F2).

2. 超級置業售價折扣

Super Home Purchase Price Discount

(a) 在本價單之生效日起簽署臨時買賣合約，買方可獲4.5%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser will be offered 4.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇超級置業售價折扣，則買方可獲賣方提供第(4)(F2)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有超級置業售價折扣或第(4)(F2)(iii)1段所述之印花稅優惠的其中一項。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 Super Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(F2)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Super Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(F2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

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

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

1. 印花稅優惠

Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(F2)(ii)2段所述之超級置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Super Home Purchase Price Discount as set out in paragraph (4)(F2)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約完成住宅物業買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的100%。詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 100% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

(b) 印花稅過渡性貸款(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)或港幣\$5,000現金回贈

Stamp Duty Transitional Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) or HK\$5,000 Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方選擇印花稅優惠但沒有使用過渡性貸款)可獲港幣\$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

(c) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(F2)(ii)2段所述之超級置業售價折扣或第(4)(F2)(iii)1段所述之印花稅優惠。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 each purchase of a residential property, the Purchaser is only entitled to either the Super Home Purchase Price Discount as set out in paragraph (4)(F2)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(F2)(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. 備用按揭貸款

Standby Mortgage Loan

在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請：

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply to the designated financing company for:

(a) 首兩年P-2% p.a.備用第一按揭貸款。首兩年P-2% p.a.備用第一按揭貸款最高金額為(i)淨樓價的80% (如買方及其擔保人(如有)的主要收入並非來自香港，減10%)，或(ii)應繳付之樓價餘額，以較低者為準。詳情請參閱附錄2(a)；或

a First Two Years P-2% p.a. Standby First Mortgage Loan. The maximum First Two Years P-2% p.a. Standby First Mortgage Loan amount shall be (i) 80% (to be reduced by 10% if the income of the Purchaser and his/her/its guarantor (if any) is mainly derived from outside Hong Kong) of the net purchase price or (ii) the balance of purchase price payable, whichever is lower. Please see Annex 2(a) for details; or

- (b) 首兩年P-2.5% p.a.備用第二按揭貸款。首兩年P-2.5% p.a.備用第二按揭貸款最高金額為淨樓價的25%。詳情請參閱附錄2(b)。

a First Two Years P-2.5% p.a. Standby Second Mortgage Loan. The maximum First Two Years P-2.5% p.a. Standby Second Mortgage Loan amount shall be 25% of the net purchase price. Please see Annex 2(b) for details.

上文『淨樓價』一詞指扣除第(4)(F2)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(F2)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(F2)(iii)3段所述的付清樓價現金回贈後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(F2)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(F2)(iii)1(b) and the Full Settlement Cash Rebate as set out in paragraph (4)(F2)(iii)3.

3. 付清樓價現金回贈

Full Settlement Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約付清樓價及完成住宅物業買賣交易的情況下，可獲賣方提供付清樓價現金回贈，金額相等於樓價的 4.5%。買方須於完成住宅物業的買賣的交易日前最少 30 日以書面向賣方申請付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將付清樓價現金回贈直接用於支付部份樓價餘額。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to full settlement of the purchase price and completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate offered by the Vendor which amount shall be equal to 4.5% of the purchase price. The Purchaser shall apply to the Vendor in writing for the Full Settlement Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Full Settlement Cash Rebate for part payment of the balance of the purchase price directly.

4. 額外現金回贈(只適用於購買兩個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)購買兩個或以上兩房或以上之指明住宅物業及(ii)於2013年11月17日或之後簽署關於該等指明住宅物業的臨時買賣合約，可就每個兩房或以上指明住宅物業獲得相等於樓價2%(如買方購買兩個兩房或以上之指明住宅物業)或3%(如買方購買三個或以上兩房或以上之指明住宅物業)的額外現金回贈。

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

- (b) 買方須於按相關買賣合約完成所有該等指明住宅物業的交易後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 completed the sale and purchase 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 with 45 days after the Vendor has received the notification and duly verified the information.

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. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

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

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

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 the 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有關的罰款、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) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議及公契及管理協議分契(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(第 1 標準)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) (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 (Scale 1) 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.

(4)(H2) Imperial 付款計劃 [只適用於以下單位：33C, 33D, 35C, 35D, 36D, 37C 及 39B]

Imperial Payment Plan [only applicable to the following units: 33C, 33D, 35C, 35D, 36D, 37C and 39B]

註：在第(4)(H2)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千位數作為樓價。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: In paragraph (4)(H2), “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 discount(s) (if any) on the price will be rounded down to the nearest thousand 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.

(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\$500,000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\$500,000 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 JSM”.

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 90 日內繳付。

5% of the purchase price shall be paid within 90 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 180 日內繳付。

85% of the purchase price (balance of purchase price) shall be paid within 180 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

如買方選擇第(4)(H2)段所述的付款計劃，可獲 13% 售價折扣優惠。

A 13% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(H2).

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

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

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約完成住宅物業買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的100%及(如適用)買家印花稅的100%的總和，詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to the total amount of 100% of the ad valorem stamp duty and (if applicable) 100% of the buyer's stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

(b) 印花稅過渡性貸款(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)或港幣\$5,000現金回贈

Stamp Duty Transitional Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) or HK\$5,000 Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%的總和，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be the total amount of 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer's stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

2. 備用按揭貸款
Standby Mortgage Loan

在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請：

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply to the designated financing company for:

- (a) 首兩年P-2% p.a.備用第一按揭貸款。首兩年P-2% p.a.備用第一按揭貸款最高金額為(i)淨樓價的80%(如買方及其擔保人(如有)的主要收入並非來自香港，減10%)，或(ii)應繳付之樓價餘額，以較低者為準。詳情請參閱附錄2(a)；或
a First Two Years P-2% p.a. Standby First Mortgage Loan. The maximum First Two Years P-2% p.a. Standby First Mortgage Loan amount shall be (i) 80% (to be reduced by 10% if the income of the Purchaser and his/her/its guarantor (if any) is mainly derived from outside Hong Kong) of the net purchase price or (ii) the balance of purchase price payable, whichever is lower. Please see Annex 2(a) for details; or
- (b) 首兩年P-2.5% p.a.備用第二按揭貸款。首兩年P-2.5% p.a.備用第二按揭貸款最高金額為淨樓價的25%。詳情請參閱附錄2(b)。
a First Two Years P-2.5% p.a. Standby Second Mortgage Loan. The maximum First Two Years P-2.5% p.a. Standby Second Mortgage Loan amount shall be 25% of the net purchase price. Please see Annex 2(b) for details.

上文『淨樓價』一詞指扣除第(4)(H2)(iii)1(a)段所述的印花稅現金回贈、第(4)(H2)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(H2)(iii)3段所述的付清樓價現金回贈後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(H2)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(H2)(iii)1(b) and the Full Settlement Cash Rebate as set out in paragraph (4)(H2)(iii)3.

3. 付清樓價現金回贈
Full Settlement Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約付清樓價及完成住宅物業買賣交易的情況下，可獲賣方提供付清樓價現金回贈，金額相等於樓價的 4.5%。買方須於完成住宅物業的買賣的交易日前最少 30 日以書面向賣方申請付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將付清樓價現金回贈直接用於支付部份樓價餘額。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to full settlement of the purchase price and completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate offered by the Vendor which amount shall be equal to 4.5% of the purchase price. The Purchaser shall apply to the Vendor in writing for the Full Settlement Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Full Settlement Cash Rebate for part payment of the balance of the purchase price directly.

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. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該發展項目中的指明住宅物業的有關律師費及印花稅

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

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 the 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有關的罰款、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) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議及公契及管理協議分契(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(第 1 標準)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) (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 (Scale 1) 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.

(4)(J2) Premier 付款計劃 [只適用於以下單位：36C 及 38C]

Premier Payment Plan [only applicable to the following units: 36C and 38C]

註：在第(4)(J2)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千位數作為樓價。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: In paragraph (4)(J2), “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 discount(s) (if any) on the price will be rounded down to the nearest thousand 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.

(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\$500,000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\$500,000 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 JSM”.

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 90 日內繳付。

5% of the purchase price shall be paid within 90 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 180 日內繳付。

85% of the purchase price (balance of purchase price) shall be paid within 180 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

如買方選擇第(4)(J2)段所述的付款計劃，可獲 13% 售價折扣優惠。

A 13% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(J2).

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

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

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約完成住宅物業買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的90%及(如適用)買家印花稅的80%的總和，詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to the total amount of 90% of the ad valorem stamp duty and (if applicable) 80% of the buyer's stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

(b) 印花稅過渡性貸款(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)或港幣\$5,000現金回贈

Stamp Duty Transitional Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) or HK\$5,000 Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%的總和，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be the total amount of 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer's stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

2. 備用按揭貸款
Standby Mortgage Loan

在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請：

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply to the designated financing company for:

- (a) 首兩年P-2% p.a.備用第一按揭貸款。首兩年P-2% p.a.備用第一按揭貸款最高金額為(i)淨樓價的80%(如買方及其擔保人(如有)的主要收入並非來自香港，減10%)，或(ii)應繳付之樓價餘額，以較低者為準。詳情請參閱附錄2(a)；或
a First Two Years P-2% p.a. Standby First Mortgage Loan. The maximum First Two Years P-2% p.a. Standby First Mortgage Loan amount shall be (i) 80% (to be reduced by 10% if the income of the Purchaser and his/her/its guarantor (if any) is mainly derived from outside Hong Kong) of the net purchase price or (ii) the balance of purchase price payable, whichever is lower. Please see Annex 2(a) for details; or
- (b) 首兩年P-2.5% p.a.備用第二按揭貸款。首兩年P-2.5% p.a.備用第二按揭貸款最高金額為淨樓價的25%。詳情請參閱附錄2(b)。
a First Two Years P-2.5% p.a. Standby Second Mortgage Loan. The maximum First Two Years P-2.5% p.a. Standby Second Mortgage Loan amount shall be 25% of the net purchase price. Please see Annex 2(b) for details.

上文『淨樓價』一詞指扣除第(4)(J2)(iii)1(a)段所述的印花稅現金回贈、第(4)(J2)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(J2)(iii)3段所述的付清樓價現金回贈後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4) (J2)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(J2)(iii)1(b) and the Full Settlement Cash Rebate as set out in paragraph (4)(J2)(iii)3.

3. 付清樓價現金回贈
Full Settlement Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約付清樓價及完成住宅物業買賣交易的情況下，可獲賣方提供付清樓價現金回贈，金額相等於樓價的 4.5%。買方須於完成住宅物業的買賣的交易日前最少 30 日以書面向賣方申請付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將付清樓價現金回贈直接用於支付部份樓價餘額。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to full settlement of the purchase price and completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate offered by the Vendor which amount shall be equal to 4.5% of the purchase price. The Purchaser shall apply to the Vendor in writing for the Full Settlement Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Full Settlement Cash Rebate for part payment of the balance of the purchase price directly.

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. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該發展項目中的指明住宅物業的有關律師費及印花稅

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

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 the 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有關的罰款、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) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議及公契及管理協議分契(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(第 1 標準)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) (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 (Scale 1) 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.

附錄 1(a) 印花稅現金回贈
Annex 1(a) Stamp Duty Cash Rebate

- (I) 買方須於完成住宅物業的買賣的交易日前最少30日以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.
- (II) 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(詳情請參閱附錄1(b))，則印花稅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)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see Annex 1(b) for details), then the Stamp Duty 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 applied for part payment of the balance of the purchase price.
- (III) 在賣方支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的相關印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of the Stamp Duty Cash Rebate, if the amount of the relevant stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (IV) 印花稅現金回贈受其他條款及細則約束。
The Stamp Duty Cash Rebate is subject to other terms and conditions.

附錄 1(b) 印花稅過渡性貸款或港幣\$5,000 現金回贈
Annex 1(b) Stamp Duty Transitional Loan or HK\$5,000 Cash Rebate

買方可向賣方的指定財務機構(『指定財務機構』)申請印花稅過渡性貸款(『過渡性貸款』)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Stamp Duty Transitional Loan ("Transitional Loan"). Key terms are as follows:

- (I) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (II) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣交易的日期。
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (III) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加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，將獲豁免貸款利息。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a., subject to fluctuation. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.
- (IV) 所有過渡性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。如買方就過渡性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雜費。
All legal documents of the Transitional Loan 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. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
- (V) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including 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, less the Transitional Loan amount.
- (VI) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，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 and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, 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.

(VII) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(VIII) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

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

如買方選擇印花稅優惠但沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Transitional Loan, subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就購買每個住宅物業，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈的其中一項。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 each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

附錄 2(a) 首兩年 P-2% p.a. 備用第一按揭貸款(『第一按揭貸款』)
Annex 2(a) First Two Years P-2% p.a. Standby First Mortgage Loan (“First Mortgage Loan”)

買方可向賣方的指定財務機構(『指定財務機構』)申請第一按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor’s designated financing company (“designated financing company”) for a First Mortgage Loan. Key terms are as follows:

- (I) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (II) 第一按揭貸款以該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) 第一按揭貸款首兩年之按揭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% p.a.，期後之按揭利率為港元最優惠利率減1% p.a.，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of the First Mortgage Loan for the first two years 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% p.a., thereafter at Hong Kong Dollar Best Lending Rate minus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (IV) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (V) 買方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、收入證明及/或銀行紀錄。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (VI) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.
- (VII) 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一按揭貸款的律師費用及雜費。
All legal documents of the 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.

- (VIII) 買方須就申請第一按揭貸款支付港幣\$3,000不可退還的申請手續費。買方完成提取第一按揭貸款後，可獲指定財務機構回贈港幣\$3,000。回贈時間及方式由指定財務機構全權決定。

The Purchaser shall pay HK\$3,000 being the non-refundable application fee for the First Mortgage Loan. After the Purchaser has drawn the First Mortgage Loan, the Purchaser shall be entitled to a cash rebate of HK\$3,000 from the designated financing company. The timing and manner of rebate will be determined by the designated financing company at its absolute discretion.

- (IX) 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及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的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 First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, 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.

- (X) 此第一按揭貸款受其他條款及細則約束。

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

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

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

附錄 2(b) 首兩年 P-2.5% p.a. 備用第二按揭貸款(『第二按揭貸款』)
Annex 2(b) First Two Years P-2.5% p.a. Standby Second Mortgage Loan (“Second Mortgage Loan”)

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

The Purchaser can apply to the Vendor’s designated financing company (“designated financing company”) for a Second Mortgage Loan. Key terms are as follows:

- (I) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (II) 第二按揭貸款首兩年之按揭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.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of the Second Mortgage Loan for the first two years 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, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (III) 第二按揭貸款年期最長為25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 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (IV) 買方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、收入證明及/或銀行紀錄。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (V) 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。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (VI) 第一按揭貸款(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 (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.
- (VII) 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貸款的律師費用及雜費。
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.

(VIII) 買方須就申請第二按揭貸款支付港幣\$3,000不可退還的申請手續費。買方完成提取第二按揭貸款後，可獲指定財務機構回贈港幣\$3,000。回贈時間及方式由指定財務機構全權決定。

The Purchaser shall pay HK\$3,000 being the non-refundable application fee for the Second Mortgage Loan. After the Purchaser has drawn the Second Mortgage Loan, the Purchaser shall be entitled to a cash rebate of HK\$3,000 from the designated financing company. The timing and manner of rebate will be decided by the designated financing company at its absolute discretion.

(IX) 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及其條款，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 Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Second Mortgage Loan is granted or not, 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.

(X) 此第二按揭貸款受其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions.

(XI) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the 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.

- (5) 賣方已委任地產代理在該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 集團有限公司及旗下特許經營商 CENTURY 21 GROUP 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
仲量聯行有限公司 JONES LANG LASALLE LIMITED
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
云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY 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

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