

價單 Price List

第一部份：基本資料

Part 1: Basic Information

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

|                          |                              |
|--------------------------|------------------------------|
| 印製日期<br>Date of Printing | 價單編號<br>Number of Price List |
| 16 November 2013         | 3                            |

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

|                          |                                             |                                                                                            |
|--------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------|
| 修改日期<br>Date of Revision | 經修改的價單編號<br>Numbering of Revised Price List | 如物業價錢經修改，請以「✓」標示<br>Please use "✓" to indicate changes to prices of residential properties |
|                          |                                             | 價錢 Price                                                                                   |
| 20 November 2013         | 3A                                          | --                                                                                         |

Imperial Kennedy

Price List No. 3A

第二部份：面積及售價資料      Part 2: Information on Area and Price

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台 如有)<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform<br>and verandah, if any)<br>sq. metre (sq. ft.) | 售價<br>(元)<br>Price<br>(\$) | 實用面積<br>每平方米呎 售價<br>元，每平方米<br>(元，每平方米呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積(不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                                |                            |                                                                                                                  | 空調機房<br>Air-<br>conditioning<br>plant room                                                                                  | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| IMPERIAL<br>KENNEDY                          | 19          | A          | 51.598 (555)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,394,000                 | 201,442<br>(18,728)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 18          | A          | 51.598 (555)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,332,000                 | 200,240<br>(18,616)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 17          | A          | 51.598 (555)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,250,000                 | 198,651<br>(18,468)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 15          | A          | 51.536 (555)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,149,000                 | 196,930<br>(18,286)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 12          | A          | 51.536 (555)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,103,000                 | 196,038<br>(18,204)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 11          | A          | 51.536 (555)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,058,000                 | 195,165<br>(18,123)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 16          | C          | 36.197 (390)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 7,199,000                  | 198,884<br>(18,459)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 19          | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 7,335,000                  | 203,739<br>(18,905)                                                                                              | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台 如有)<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform<br>and verandah, if any)<br>sq. metre (sq. ft.) | 售價<br>(元)<br>Price<br>(\$) | 實用面積<br>每平方米呎售價<br>元，每平方米<br>(元，每平方米呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積(不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                                |                            |                                                                                                                 | 空調機房<br>Air-<br>conditioning<br>plant room                                                                                  | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| IMPERIAL<br>KENNEDY                          | 18          | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 7,277,000                  | 202,128<br>(18,755)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 17          | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 7,219,000                  | 200,517<br>(18,606)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 15          | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 7,130,000                  | 198,045<br>(18,376)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 12          | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 7,070,000                  | 196,378<br>(18,222)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 11          | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 7,056,000                  | 195,989<br>(18,186)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 10          | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 6,971,000                  | 193,628<br>(17,966)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 9           | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 6,894,000                  | 191,489<br>(17,768)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 8           | D          | 36.002 (388)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:0.000 (0)                                                                      | 6,795,000                  | 188,740<br>(17,513)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

Price List No. 3A

Imperial Kennedy

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台 如有)<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform<br>and verandah, if any)<br>sq. metre (sq. ft.) | 售價<br>(元)<br>Price<br>(\$) | 實用面積<br>每平方米呎售價<br>元，每平方米<br>(元，每平方米呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積(不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                                |                            |                                                                                                                 | 空調機房<br>Air-<br>conditioning<br>plant room                                                                                  | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| IMPERIAL<br>KENNEDY                          | 16          | E          | 52.257 (562)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,323,000                 | 197,543<br>(18,368)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 19          | F          | 52.319 (563)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,549,000                 | 201,628<br>(18,737)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 18          | F          | 52.319 (563)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,486,000                 | 200,424<br>(18,625)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 17          | F          | 52.319 (563)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,403,000                 | 198,838<br>(18,478)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
| IMPERIAL<br>KENNEDY                          | 15          | F          | 52.257 (562)<br>露台 Balcony:1.980 (21);<br>工作平台 Utility Platform:1.480 (16)                                                                     | 10,277,000                 | 196,663<br>(18,286)                                                                                             | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

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)(E) 靈活建期付款計劃  
Flexible Stage Payment Plan

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<br>Date of settlement of the purchase price                                                                                                    | 提前付清樓價優惠金額<br>Early Settlement Benefit amount |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 簽署臨時買賣合約的日期後250日內<br>Within 250 days after the date of signing of the preliminary agreement for sale and purchase.                                    | 樓價10%<br>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<br>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%<br>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<br>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%<br>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1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 1 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**.