價單 Price List

第一部份：基本資料　　Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	峻巒發展項目第 1A 期 PHASE 1A OF PARK VISTA DEVELOPMENT	期數 (如有) Phase No. (if any)	1A ^ 1A ^
發展項目位置 Location of Development	青山公路潭尾段 18 號 18 Castle Peak Rd Tam Mi		
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)		362	

印製日期 Date of Printing	價單編號 Number of Price List
01 December 2015	3

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

修改日期 Date of Revision	經修改的價單編號 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
24 December 2015	3A	--

^ 備註:
期數中住宅發展項目的第 9A、9B、10A、10B、11A 及 11B 座稱為「峻巒 1A」。

^ Remarks:
Towers 9A, 9B, 10A, 10B, 11A and 11B of the residential development in the Phase are called “Park Vista 1A”.

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 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第9B座 Tower 9B	1	A	55.574 (598) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	10,286,000	185,087 (17,201)	-	-	-	18.833 (203)	-	-	-	-	-	-
第9B座 Tower 9B	1	B	55.444 (597) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	10,150,000	183,068 (17,002)	-	-	-	18.671 (201)	-	-	-	-	-	-
第9B座 Tower 9B	19	C	48.909 (526) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,688,000	136,744 (12,715)	-	-	-	-	-	-	-	-	-	-
第9B座 Tower 9B	1	C	45.347 (488) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	8,344,000	184,003 (17,098)	-	-	-	36.260 (390)	-	-	-	-	-	-
第9B座 Tower 9B	19	D	48.909 (526) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,740,000	137,807 (12,814)	-	-	-	-	-	-	-	-	-	-
第9B座 Tower 9B	1	D	45.348 (488) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	8,390,000	185,014 (17,193)	-	-	-	22.383 (241)	-	-	-	-	-	-
第10A座 Tower 10A	18	C	49.389 (532) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,808,000	137,844 (12,797)	-	-	-	-	-	-	-	-	-	-
第10A座 Tower 10A	18	D	48.909 (526) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,740,000	137,807 (12,814)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	17	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,170,000	132,376 (12,298)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	16	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,070,000	130,530 (12,127)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	15	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,970,000	128,683 (11,955)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	12	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,870,000	126,837 (11,784)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	11	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,770,000	124,991 (11,612)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	10	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,670,000	123,145 (11,441)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	9	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,570,000	121,298 (11,269)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	8	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,470,000	119,452 (11,098)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	7	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,370,000	117,606 (10,926)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	6	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,270,000	115,760 (10,755)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	5	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,170,000	113,913 (10,583)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	3	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,070,000	112,067 (10,412)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	2	A	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	5,970,000	110,221 (10,240)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	1	A	50.123 (540) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	9,180,000	183,149 (17,000)	-	-	-	13.640 (147)	-	-	-	-	-	-
第11A座 Tower 11A	18	B#	94.630 (1,019) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	18,500,000	195,498 (18,155)	-	-	-	6.167 (66)	-	-	55.771 (600)	1.814 (20)	-	-
第11A座 Tower 11A	17	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,112,000	131,305 (12,199)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	16	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	7,012,000	129,459 (12,027)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	15	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,912,000	127,612 (11,856)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	12	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,812,000	125,766 (11,684)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	11	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,712,000	123,920 (11,513)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	10	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,612,000	122,074 (11,341)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	9	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,512,000	120,227 (11,170)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	8	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,412,000	118,381 (10,998)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	7	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,312,000	116,535 (10,827)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	6	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,212,000	114,689 (10,655)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	5	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,112,000	112,842 (10,484)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	3	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	6,012,000	110,996 (10,312)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	2	B	54.164 (583) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:1.500 (16)	5,912,000	109,150 (10,141)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	1	B	50.123 (540) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	9,072,000	180,995 (16,800)	-	-	-	24.163 (260)	-	-	-	-	-	-
第11A座 Tower 11A	17	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,760,000	137,362 (12,755)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	16	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,660,000	135,330 (12,566)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	15	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,560,000	133,298 (12,377)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	12	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,460,000	131,266 (12,189)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	11	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,360,000	129,234 (12,000)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	10	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,260,000	127,202 (11,811)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	9	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,160,000	125,170 (11,623)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	8	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,060,000	123,138 (11,434)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	7	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,960,000	121,106 (11,245)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	6	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,860,000	119,074 (11,057)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	5	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,760,000	117,042 (10,868)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	3	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,660,000	115,010 (10,679)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	2	C	49.213 (530) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,560,000	112,978 (10,491)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	1	C	46.671 (502) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	8,534,000	182,854 (17,000)	-	-	-	15.900 (171)	-	-	-	-	-	-
第11A座 Tower 11A	17	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,768,000	137,198 (12,746)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	16	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,688,000	135,577 (12,595)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	15	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,608,000	133,955 (12,444)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	12	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,528,000	132,333 (12,294)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	11	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,448,000	130,712 (12,143)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	10	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,368,000	129,090 (11,992)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	9	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,268,000	127,063 (11,804)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	8	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,168,000	125,035 (11,616)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	7	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	6,068,000	123,008 (11,427)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	6	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,968,000	120,981 (11,239)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	5	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,868,000	118,954 (11,051)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	3	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,768,000	116,927 (10,863)	-	-	-	-	-	-	-	-	-	-
第11A座 Tower 11A	2	D	49.330 (531) 露台 Balcony:2.541 (27); 工作平台 Utility Platform:0.000 (0)	5,668,000	114,900 (10,674)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第11A座 Tower 11A	1	D	46.789 (504) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	8,668,000	185,257 (17,198)	-	-	-	16.045 (173)	-	-	-	-	-	-

第三部份:其他資料　　Part 3:Other Information

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

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

第 52(1)條 / Section 52(1)
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) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
Note: "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(A1) 現金付款計劃
Cash Payment Plan

(此付款計劃不適用於根據「新地員工購買住房計劃 2015」購買住宅物業之合資格員工。)
(This payment plan is not applicable to Eligible Staff purchasing residential property in accordance with "Staff Home Purchase Scheme 2015".)

(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$100,000 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$100,000 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 30 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 30 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 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，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
   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, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
Payment Plan Benefit

如買方選擇第(4)(A1)段所述的付款計劃，可獲 4%售價折扣優惠。
A 4% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. 置業售價折扣
Home Purchase Price Discount

(a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可獲3.5%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser will be offered 3.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(A1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(A1)(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 Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A1)(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 Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 財務津貼折扣
Financial Subsidy Discount

凡於2016年1月31日或之前：
Where on or before 31 January 2016:

(a) 簽署一份臨時買賣合約購買的一個住宅物業的售價為港幣$6,000,000或以下，買方可獲2%售價折扣優惠；或
a preliminary agreement for sale and purchase is signed to purchase one residential property the price of which is equal or less than HK$6,000,000, the Purchaser will be offered 2% discount on the price; or

(b) (i) 簽署一份臨時買賣合約；或 (ii) 透過同一份購樓意向登記；或 (iii) 同時簽署多於一份臨時買賣合約而買方為相同；或 (iv) 同時簽署多於一份臨時買賣合約而每一位買方均為至少另一位買方的近親(見以下備註)，同時購買的一個或多個住宅物業(不論列於本價單內或列於賣方已公佈或不時公佈的該期數的其他價單內)的總售價為港幣$6,000,000以上，每份臨時買賣合約可獲2.5%售價折扣優惠。

where the aggregate price of one or more residential property(ies) (whether listed in this price list or in other price list of the Phase issued or to be issued by the Vendor from time to time) purchased at the same time under (i) the same preliminary agreement for sale and purchase; or (ii) under the same Registration of Intent; or (iii) under more than one preliminary agreement for sale and purchase signed at the same time and the Purchaser of which is the same; or (iv) under more than one preliminary agreement for sale and purchase signed at the same time and each of the Purchasers is a close relative of at least one other (see note below), is more than HK$6,000,000, a 2.5% discount on the price will be offered for each of the preliminary agreement for sale and purchase signed.

備註：「近親」就個人而言指其配偶、父母、子女、兄弟及姊妹。 如滿足以下條件，一位買方將被視為另一位買方的近親：兩位買方均僅由個人組成，及每一組成第一位買方的個人均為每一組成第二位買方的個人近親。買方須於簽署有關臨時買賣合約前即場提供令賣方滿意的文件証明近親關係，賣方對此有絕對酌情權，賣方之決定為最終並對買方有約束力。

Note: "Close relative" means, in relation to an individual, his/her spouse, parents, children, brothers and sisters. A Purchaser is regarded as a close relative of another Purchaser if both Purchasers comprise individuals only and each individual comprised in the first Purchaser is a close relative of each individual comprised in the second Purchaser. The Purchasers shall before the signing of the relevant preliminary agreements for sale and purchase on spot provide evidence for proof of close relative relationship to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchasers.

4. 新地會會員折扣
SHKP Club Member Discount

凡於2016年1月31日或之前簽署臨時買賣合約，買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A1)(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

凡於2016年1月31日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，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(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) 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

凡於2016年1月31日或之前簽署臨時買賣合約，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%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, 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)(A1)(ii)2段所述之置業售價折扣或第(4)(A1)(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 Home Purchase Price Discount as set out in paragraph (4)(A1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A1)(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. 首兩年 P-2.85% p.a. 備用第二按揭貸款
First Two Years P-2.85% p.a. Standby Second Mortgage Loan

(a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可向指定財務機構申請首兩年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(A1)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(A1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)後的住宅物業之樓價。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser may apply for a First Two Years P-2.85% p.a. Standby Second Mortgage Loan from the designated financing company. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price 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)(A1)(iii)1(a) and the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(A1)(iii)1(b).

(b) 第二按揭貸款首兩年之按揭利率為香港上海匯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2.85% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。該貸款及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 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. This loan and the final interest rate will be subject to approval by the designated financing company.

(c) 詳情請參閱附錄2(b)。
Please see Annex 2(b) for details.

3. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

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

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space. The Purchaser can exercise his/her/its option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

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

5. 新地會會員置業有禮優惠
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名買方或(如適用)每節之首名買方可獲贈購入價值約港幣 $79,986 足金擺設。詳情請參閱附錄 3。
According to the order of priority in the selection of residential property as determined in accordance with the method specified in the sales arrangement no.1 (and the revised sales arrangement thereof) of the Phase, the first Purchaser or (if applicable) the first Purchaser of each session will be eligible for a pure gold ornament with a purchasing value of about HK$79,986. Please see Annex 3 for details.

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(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 and the Sub-Sub-Deed of Mutual Covenant(if any)(collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (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)(B1) 按揭付款計劃
Mortgage Payment Plan

(此付款計劃不適用於根據「新地員工購買住房計劃 2015」購買住宅物業之合資格員工。)
(This payment plan is not applicable to Eligible Staff purchasing residential property in accordance with "Staff Home Purchase Scheme 2015".)

(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$100,000 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$100,000 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 30 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 30 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 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，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
   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, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
   Payment Plan Benefit

如買方選擇第(4)(B1)段所述的付款計劃，可獲 3%售價折扣優惠。
A 3% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B1).

2. 置業售價折扣
Home Purchase Price Discount

(a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可獲3.5%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser will be offered 3.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(B1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(B1)(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 Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B1)(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 Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 財務津貼折扣
Financial Subsidy Discount

凡於2016年1月31日或之前：
Where on or before 31 January 2016:

(a) 簽署一份臨時買賣合約購買的一個住宅物業的售價為港幣$6,000,000或以下，買方可獲2%售價折扣優惠；或
a preliminary agreement for sale and purchase is signed to purchase one residential property the price of which is equal or less than HK$6,000,000, the Purchaser will be offered 2% discount on the price; or

(b) (i) 簽署一份臨時買賣合約；或 (ii) 透過同一份購樓意向登記；或 (iii) 同時簽署多於一份臨時買賣合約而買方為相同；或 (iv) 同時簽署多於一份臨時買賣合約而每一位買方均為至少另一位買方的近親(見以下備註)，同時購買的一個或多個住宅物業(不論列於本價單內或列於賣方已公佈或不時公佈的該期數的其他價單內)的總售價為港幣$6,000,000以上，每份臨時買賣合約可獲2.5%售價折扣優惠。
where the aggregate price of one or more residential property(ies) (whether listed in this price list or in other price list of the Phase issued or to be issued by the Vendor from time to time) purchased at the same time under (i) the same preliminary agreement for sale and purchase; or (ii) under the same Registration of Intent; or (iii) under more than one preliminary agreement for sale and purchase signed at the same time and the Purchaser of which is the same; or (iv) under more than one preliminary agreement for sale and purchase signed at the same time and each of the Purchasers is a close relative of at least one other (see note below), is more than HK$6,000,000, a 2.5% discount on the price will be offered for each of the preliminary agreement for sale and purchase signed.

備註：「近親」就個人而言指其配偶、父母、子女、兄弟及姊妹。 如滿足以下條件，一位買方將被視為另一位買方的近親：兩位買方均僅由個人組成，及每一組成第一位買方的個人均為每一組成第二位買方的個人的近親。買方須於簽署有關臨時買賣合約前即場提供令賣方滿意的文件証明近親關係，賣方對此有絕對酌情權，賣方之決定為最終並對買方有約束力。

Note: "Close relative" means, in relation to an individual, his/her spouse, parents, children, brothers and sisters. A Purchaser is regarded as a close relative of another Purchaser if both Purchasers comprise individuals only and each individual comprised in the first Purchaser is a close relative of each individual comprised in the second Purchaser. The Purchasers shall before the signing of the relevant preliminary agreements for sale and purchase on spot provide evidence for proof of close relative relationship to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchasers.

4. 新地會會員折扣
SHKP Club Member Discount

凡於2016年1月31日或之前簽署臨時買賣合約，買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B1)(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

凡於2016年1月31日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，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(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp

duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) 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

凡於2016年1月31日或之前簽署臨時買賣合約，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%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, 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)(B1)(ii)2段所述之置業售價折扣或第(4)(B1)(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 Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B1)(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

凡於2016年1月31日或之前簽署臨時買賣合約，買方可選擇以下其中一項優惠：
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchase may choose ONLY ONE of the offers below:

(a) 買方可向指定財務機構申請首兩年P-2.25% p.a. 備用第一按揭貸款，最高貸款金額為淨樓價的80%或應繳付之樓價餘額，以較低者為準。首兩年之按揭利率為香港上海匯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2.25% p.a.，其後之按揭利率為港元最優惠利率減1% p.a.，利率浮動。該貸款及最終按揭利率以指定財務機構審批結果而定。詳情請參閱附錄2(a)；或
the Purchaser may apply for a First Two Years P-2.25% p.a. Standby First Mortgage Loan from the designated financing company. The maximum loan amount shall be 80% of the net purchase price or the balance of purchase price payable, whichever is lower. Interest rate 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 2.25% p.a., thereafter at Hong Kong Dollar Best Lending Rate minus 1% p.a., subject to fluctuation. This loan and the final interest rate will be subject to approval by the designated financing company. Please see Annex 2(a) for details; or

(b) 買方可向指定財務機構申請首三年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。首三年之按揭利率為香港上海匯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2.85% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。該貸款及最終按揭利率以指定財務機構審批結果而定。詳情請參閱附錄2(b)；或
the Purchaser may apply for a First Three Years P-2.85% p.a. Standby Second Mortgage Loan from the designated financing company. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Interest rate for the first three 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 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. This loan and the final interest rate will be subject to approval by the designated financing company. Please see Annex 2(b) for details; or

(c) 買方可獲相等於樓價1%的現金回贈(『額外1%現金回贈』)。買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請額外1%現金回贈，賣方會於收到申請並確認有關資料無誤後將額外1%現金回贈直接用於支付部份樓價餘額。
the Purchaser would be offered a cash rebate equivalent to 1% of the purchase price ("Extra 1% Cash Rebate"). The Purchaser shall apply to the Vendor in writing for the Extra 1% Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Extra 1% Cash Rebate for part payment of the balance of the purchase price directly.

上文『淨樓價』一詞指扣除第(4)(B1)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)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)(B1)(iii)1(a) and the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)1(b).

3. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

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

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。

The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space. The Purchaser can exercise his/her/its option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

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

5. 新地會會員置業有禮優惠
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名買方或(如適用)每節之首名買方可獲贈購入價值約港幣$79,986 之足金擺設。詳情請參閱附錄 3。
According to the order of priority in the selection of residential property as determined in accordance with the method specified in the sales arrangement no.1 (and the revised sales arrangement thereof) of the Phase, the first Purchaser or (if applicable) the first Purchaser of each session will be eligible for a pure gold ornament with a purchasing value of about HK$79,986. Please see Annex 3 for details.

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after

the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(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 and the Sub-Sub-Deed of Mutual Covenant(if any)(collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (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)(C1) 靈活付款計劃
Flexible Payment Plan

(此付款計劃不適用於根據「新地員工購買住房計劃 2015」購買住宅物業之合資格員工。)
(This payment plan is not applicable to Eligible Staff purchasing residential property in accordance with "Staff Home Purchase Scheme 2015".)

(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$100,000 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$100,000 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 30 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 30 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 180 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
   5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

4. 樓價 85%(樓價餘額)於賣方就其有能力將該期數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。
   85% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

1. 付款計劃優惠
   Payment Plan Benefit

如買方選擇第(4)(C1)段所述的付款計劃，可獲 1%售價折扣優惠。
A 1% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(C1).

2. 置業售價折扣
Home Purchase Price Discount

(a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可獲3.5%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser will be offered 3.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(C1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(C1)(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 Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(C1)(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 Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(C1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 財務津貼折扣
Financial Subsidy Discount

凡於2016年1月31日或之前：
Where on or before 31 January 2016:

(a) 簽署一份臨時買賣合約購買的一個住宅物業的售價為港幣$6,000,000或以下，買方可獲2%售價折扣優惠；或
a preliminary agreement for sale and purchase is signed to purchase one residential property the price of which is equal or less than HK$6,000,000, the Purchaser will be offered 2% discount on the price; or

(b) (i) 簽署一份臨時買賣合約；或 (ii) 透過同一份購樓意向登記；或 (iii) 同時簽署多於一份臨時買賣合約而買方為相同；或 (iv) 同時簽署多於一份臨時買賣合約而每一位買方均為至少另一位買方的近親(見以下備註)，同時購買的一個或多個住宅物業(不論列於本價單內或列於賣方已公佈或不時公佈的該期數的其他價單內)的總售價為港幣$6,000,000以上，每份臨時買賣合約可獲2.5%售價折扣優惠。
where the aggregate price of one or more residential property(ies) (whether listed in this price list or in other price list of the Phase issued or to be issued by the Vendor from time to time) purchased at the same time under (i) the same preliminary agreement for sale and purchase; or (ii) under the same Registration of Intent; or (iii) under more than one preliminary agreement for sale and purchase signed at the same time and the Purchaser of which is the same; or (iv) under more than one preliminary agreement for sale and purchase signed at the same time and each of the Purchasers is a close relative of at least one other (see note below), is more than HK$6,000,000, a 2.5% discount on the price will be offered for each of the preliminary agreement for sale and purchase signed.

備註：「近親」就個人而言指其配偶、父母、子女、兄弟及姊妹。 如滿足以下條件，一位買方將被視為另一位買方的近親：兩位買方均僅由個人組成，及每一組成第一位買方的個人均為每一組成第二位買方的個人的近親。買方須於簽署有關臨時買賣合約前即場提供令賣方滿意的文件証明近親關係，賣方對此有絕對酌情權，賣方之決定為最終並對買方有約束力。

Note: "Close relative" means, in relation to an individual, his/her spouse, parents, children, brothers and sisters. A Purchaser is regarded as a close relative of another Purchaser if both Purchasers comprise individuals only and each individual comprised in the first Purchaser is a close relative of each individual comprised in the second Purchaser. The Purchasers shall before the signing of the relevant preliminary agreements for sale and purchase on spot provide evidence for proof of close relative relationship to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchasers.

4. 新地會會員折扣
SHKP Club Member Discount

凡於2016年1月31日或之前簽署臨時買賣合約，買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(C1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(C1)(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

凡於2016年1月31日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，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(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp

duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) 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

凡於2016年1月31日或之前簽署臨時買賣合約，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%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, 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)(C1)(ii)2段所述之置業售價折扣或第(4)(C1)(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 Home Purchase Price Discount as set out in paragraph (4)(C1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(C1)(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. 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方提前於買賣合約訂明的付款限期日之前付清樓價餘額(唯付清樓價餘額日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。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。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
Where the Purchaser settles the balance of the purchase price (which is earlier than the due date of payment specified in the agreement for sale and purchase) within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below. 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 the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 150 日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 4% 4% of the purchase price

簽署臨時買賣合約的日期後 151 日至 180 日期間內 Within the period from 151 days to 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 181 日至 270 日期間內 Within the period from 181 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價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 Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

3. 首兩年 P-2.85% p.a. 備用第二按揭貸款
First Two Years P-2.85% p.a. Standby Second Mortgage Loan

(a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可向指定財務機構申請首兩年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(C1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(C1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)及第(4)(C1)(iii)2段所述的提前付清樓價現金回贈(如有)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser may apply for a First Two Years P-2.85% p.a. Standby Second Mortgage Loan from the designated financing company. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price 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)(C1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)1(b) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)2.

(b) 第二按揭貸款首兩年之按揭利率為香港上海匯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2.85% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。該貸款及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 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. This loan and the final interest rate will be subject to approval by the designated financing company.

(c) 詳情請參閱附錄2(b)。
Please see Annex 2(b) for details.

4. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

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

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space. The Purchaser can exercise his/her/its option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

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

6. 新地會會員置業有禮優惠
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名買方或(如適用)每節之首名買方可獲贈購入價值約港幣 $79,986 之足金擺設。詳情請參閱附錄 3。

According to the order of priority in the selection of residential property as determined in accordance with the method specified in the sales arrangement no.1 (and the revised sales arrangement thereof) of the Phase, the first Purchaser or (if applicable) the first Purchaser of each session will be eligible for a pure gold ornament with a purchasing value of about HK$79,986. Please see Annex 3 for details.

備註：
Notes:
1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或

優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(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 and the Sub-Sub-Deed of Mutual Covenant(if any)(collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (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)(D1) BSD 靈活付款計劃
BSD Flexible Payment Plan

(此付款計劃不適用於根據「新地員工購買住房計劃2015」購買住宅物業之合資格員工。)
(This payment plan is not applicable to Eligible Staff purchasing residential property in accordance with "Staff Home Purchase Scheme 2015".)

(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$100,000 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$100,000 made payable to "MAYER BROWN JSM" for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於買方簽署買賣合約時繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價 5%於簽署臨時買賣合約的日期後 180 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
   5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

4. 樓價 85%(樓價餘額)於賣方就其有能力將該期數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。
   85% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

1. 新地會會員折扣
   SHKP Club Member Discount

凡於2016年1月31日或之前簽署臨時買賣合約，買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 印花稅優惠
Stamp Duty Offer(s)

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

凡於2016年1月31日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，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買家印花稅的70%，詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 70% 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

凡於2016年1月31日或之前簽署臨時買賣合約，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買家印花稅的70%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or shall be entitled to a HK$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 70% of the buyer's stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

2. 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方提前於買賣合約訂明的付款限期日之前付清樓價餘額(唯付清樓價餘額日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。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。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

Where the Purchaser settles the balance of the purchase price (which is earlier than the due date of payment specified in the agreement for sale and purchase) within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below. 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 the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 181 日至 270 日期間內 Within the period from 181 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價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 Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

3. 首兩年 P-2.85% p.a. 備用第二按揭貸款
First Two Years P-2.85% p.a. Standby Second Mortgage Loan

(a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可向指定財務機構申請首兩年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(D1)(iii)1(a)段所述的印花稅現金回贈、第(4)(D1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)及第(4)(D1)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。

Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser may apply for a First Two Years P-2.85% p.a. Standby Second Mortgage Loan from the designated financing company. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(D1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(D1)(iii)1(b) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(D1)(iii)2.

(b) 第二按揭貸款首兩年之按揭利率為香港上海匯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2.85% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。該貸款及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 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. This loan and the final interest rate will be subject to approval by the designated financing company.

(c) 詳情請參閱附錄2(b)。
Please see Annex 2(b) for details.

4. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

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

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space. The Purchaser can exercise his/her/its option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

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

6. 新地會會員置業有禮優惠
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名買方或(如適用)每節之首名買方可獲贈購入價值約港幣 $79,986 之足金擺設。詳情請參閱附錄 3。
According to the order of priority in the selection of residential property as determined in accordance with the method specified in the sales arrangement no.1 (and the revised sales arrangement thereof) of the Phase, the first Purchaser or (if applicable) the first Purchaser of each session will be eligible for a pure gold ornament with a purchasing value of about HK$79,986. Please see Annex 3 for details.

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(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 and the Sub-Sub-Deed of Mutual Covenant(if any)(collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (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)(SA1) 新地員工現金付款計劃
SHKP Staff Cash Payment Plan

此付款計劃只適用於持有按「新地員工購買住房計劃 2015」發出的有效合資格證明書(『合資格證明書』)之買方(『合資格員工』)或合資格員工連同其配偶及/或其父母及/或其子女 (i) 在沒有委任任何地產代理或由任何地產代理轉介或介紹下 (ii) 根據賣方已經或不時公布之銷售安排(及其經修改的銷售安排)內所載之有關「新地員工購買住房計劃 2015」的銷售程序 (iii) 購入一個住宅物業。
This payment plan is only applicable to the Purchaser ("Eligible Staff") who holds a valid Letter of Eligibility issued under the "Staff Home Purchase Scheme 2015" or the Eligible Staff jointly with his/her spouse and/or his/her parents and/or his/her children, and who (i) without appointing any estate agent or being referred or introduced by any estate agent, (ii) in accordance with the sale procedures for the "Staff Home Purchase Scheme 2015" set out in the sale arrangements (and the revised sales arrangements thereof) issued or to be issued by the Vendor from time to time, (iii) purchases one residential property.

(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$100,000 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$100,000 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 30 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 30 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 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，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
   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, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠
   Payment Plan Benefit

   如買方選擇第(4)(SA1)段所述的付款計劃，可獲 5%售價折扣優惠。
   A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(SA1).

2. 置業售價折扣
   Home Purchase Price Discount

   (a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可獲3.5%售價折扣優惠。
   Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser will be offered 3.5% discount on the price.

   (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(SA1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(SA1)(iii)1段所述之印花稅優惠的其中一項。
   If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(SA1)(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 Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(SA1)(iii)1.

3. 財務津貼折扣
   Financial Subsidy Discount

   凡於2016年1月31日或之前簽署臨時買賣合約：
   Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016:

   (a) 購買住宅物業的售價為港幣$6,000,000或以下，買方可獲2%售價折扣優惠；或
   the price of the residential property purchased is equal or less than HK$6,000,000, the Purchaser will be offered 2% discount on the price; or

   (b) 購買住宅物業的售價為港幣$6,000,000以上，買方可獲2.5%售價折扣優惠。
   the price of the residential property purchased is more than HK$6,000,000, the Purchaser will be offered 2.5% discount on the price.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 印花稅優惠
   Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(SA1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(SA1)(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

凡於2016年1月31日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，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(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

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

凡於2016年1月31日或之前簽署臨時買賣合約，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%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, 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)(SA1)(ii)2段所述之置業售價折扣或第(4)(SA1)(iii)1段所述之印花稅優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(SA1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(SA1)(iii)1.

2. 員工第二按揭貸款
Staff Second Mortgage Loan

(a) 買方可向指定財務機構申請員工第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(SA1)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(SA1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)後的住宅物業之樓價。
The Purchaser may apply for a Staff Second Mortgage Loan from the designated financing company. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever

is lower. Net purchase price 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)(SA1)(iii)1(a) and the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(SA1)(iii)1(b).

(b) 第二按揭貸款之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率減2.85% p.a.，利率浮動。該貸款及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 shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.85% p.a., subject to fluctuation. This loan and the final interest rate will be subject to approval by the designated financing company.

(c) 詳情請參閱附錄2(b)。
Please see Annex 2(b) for details.

3. 員工現金回贈
Staff Cash Rebate

(a) 買方在按買賣合約付清樓價餘額及遵守合資格證明書內的條款的情況下，可獲賣方提供員工現金回贈(『員工現金回贈』)。員工現金回贈的金額按合資格證明書內所述之方法計算，最高為樓價的10%。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase and compliance with the terms of the Letter of Eligibility, the Purchaser shall be entitled to a Staff Cash Rebate ("Staff Cash Rebate") offered by the Vendor which amount shall be calculated according to the method as specified in the Letter of Eligibility, subject to a maximum of 10% of the purchase price.

(b) 賣方會將員工現金回贈直接用於支付部份樓價餘額。
The Vendor will apply the Staff Cash Rebate for part payment of the balance of the purchase price directly.

(c) 員工現金回贈受其他條款及細則約束。
The Staff Cash Rebate is subject to other terms and conditions.

4. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

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

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space. The Purchaser can exercise his/her option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

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

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(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 and the Sub-Sub-Deed of Mutual Covenant(if any)(collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (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)(SC1) 新地員工靈活付款計劃
SHKP Staff Flexible Payment Plan

此付款計劃只適用於持有按「新地員工購買住房計劃 2015」發出的有效合資格證明書(『合資格證明書』)之買方(『合資格員工』)或合資格員工連同其配偶及/或其父母及/或其子女 (i) 在沒有委任任何地產代理或由任何地產代理轉介或介紹下 (ii) 根據賣方已經或不時公布之銷售安排(及其經修改的銷售安排)內所載之有關「新地員工購買住房計劃 2015」的銷售程序 (iii) 購入一個住宅物業。
This payment plan is only applicable to the Purchaser ("Eligible Staff") who holds a valid Letter of Eligibility issued under the "Staff Home Purchase Scheme 2015" or the Eligible Staff jointly with his/her spouse and/or his/her parents and/or his/her children, and who (i) without appointing any estate agent or being referred or introduced by any estate agent, (ii) in accordance with the sale procedures for the "Staff Home Purchase Scheme 2015" set out in the Sale Arrangements (and the revised Sales Arrangements thereof) issued or to be issued by the Vendor from time to time, (iii) purchases one residential property.

(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$100,000 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$100,000 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 30 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 30 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 180 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
   5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

4. 樓價 85%(樓價餘額)於賣方就其有能力將該期數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。
   85% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

如買方選擇第(4)(SC1)段所述的付款計劃，可獲 2%售價折扣優惠。
A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(SC1).

2. 置業售價折扣
Home Purchase Price Discount

(a) 凡於2016年1月31日或之前簽署臨時買賣合約，買方可獲3.5%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, the Purchaser will be offered 3.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(SC1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(SC1)(iii)1段所述之印花稅優惠的其中一項。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(SC1)(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 Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(SC1)(iii)1.

3. 財務津貼折扣
Financial Subsidy Discount

凡於2016年1月31日或之前簽署臨時買賣合約：
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016:

(a) 購買住宅物業的售價為港幣$6,000,000或以下，買方可獲2%售價折扣優惠；或
the price of the residential property purchased is equal or less than HK$6,000,000, the Purchaser will be offered 2% discount on the price; or

(b) 購買住宅物業的售價為港幣$6,000,000以上，買方可獲2.5%售價折扣優惠。
the price of the residential property purchased is more than HK$6,000,000, the Purchaser will be offered 2.5% discount on the price.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(SC1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(SC1)(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

凡於2016年1月31日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，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(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

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

凡於2016年1月31日或之前簽署臨時買賣合約，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%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2016, 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)(SC1)(ii)2段所述之置業售價折扣或第(4)(SC1)(iii)1段所述之印花稅優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(SC1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(SC1)(iii)1.

2. 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方提前於買賣合約訂明的付款限期日之前付清樓價餘額(唯付清樓價餘額日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。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。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
Where the Purchaser settles the balance of the purchase price (which is earlier than the due date of payment specified in the agreement for sale and purchase) within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table

below. 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 the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 150 日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 4% 4% of the purchase price
簽署臨時買賣合約的日期後 151 日至 180 日期間內 Within the period from 151 days to 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 181 日至 270 日期間內 Within the period from 181 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價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 Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

3. 員工第二按揭貸款
Staff Second Mortgage Loan

(a) 買方可向指定財務機構申請員工第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(SC1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(SC1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)及第(4)(SC1)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。
The Purchaser may apply for a Staff Second Mortgage Loan from the designated financing company. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price 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)(SC1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(SC1)(iii)1(b) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(SC1)(iii)2.

(b) 第二按揭貸款之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率減2.85% p.a.，利率浮動。該貸款及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 shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.85% p.a., subject to fluctuation. This loan and the final interest rate will be subject to approval by the designated financing company.

(c) 詳情請參閱附錄2(b)。
Please see Annex 2(b) for details.

4. 員工現金回贈
Staff Cash Rebate

(a) 買方在按買賣合約付清樓價餘額及遵守合資格證明書內的條款的情況下，可獲賣方提供員工現金回贈(『員工現金回贈』)。員工現金回贈的金額按合資格證明書內所述之方法計算，最高為樓價的10%。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase and compliance with the terms of the Letter of Eligibility, the Purchaser shall be entitled to a Staff Cash Rebate ("Staff Cash Rebate") offered by the Vendor which amount shall be calculated according to the method as specified in the Letter of Eligibility, subject to a maximum of 10% of the purchase price.

(b) 賣方會將員工現金回贈直接用於支付部份樓價餘額。
The Vendor will apply the Staff Cash Rebate for part payment of the balance of the purchase price directly.

(c) 員工現金回贈受其他條款及細則約束。
The Staff Cash Rebate is subject to other terms and conditions.

5. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

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

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。

The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space. The Purchaser can exercise his/her option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

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

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(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 and the Sub-Sub-Deed of Mutual Covenant(if any)(collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (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) 買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面(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 settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier). 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付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price 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，在買方按買賣合約付清樓價餘額的情況下，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 settlement of the balance of the purchase price 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.

買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣$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 settlement of balance of purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier). 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)　　第一按揭貸款優惠
Annex 2(a)　　First Mortgage Loan Offer

賣方的指定財務機構(『指定財務機構』)提供第一按揭貸款 (『第一按揭貸款』) 之主要條款如下:
The key terms of a First Mortgage Loan ("First Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方必須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application to the designated financing company for First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).

(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) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.

(IV) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

(V) 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.

(VI) 買方須就申請第一按揭貸款支付港幣$3,000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 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.

(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 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.

(IX) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

(X) 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)　　第二按揭貸款優惠
Annex 2(b)　　Second Mortgage Loan Offer

賣方的指定財務機構(『指定財務機構』)提供第二按揭貸款(『第二按揭貸款』) 之主要條款如下:
The key terms of a Second Mortgage Loan ("Second Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方必須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for Second Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).

(II) 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.

(III) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

(VI) 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 a Second Mortgage Loan.

(V) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款之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.

(VI) 買方須就申請第二按揭貸款支付港幣$3,000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。(本段不適用於員工第二按揭貸款。)
The Purchaser shall pay HK$3,000 being the 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. (This paragraph is not applicable for the Staff Second Mortgage Loan.)

(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 Second Mortgage Loan. The approval or disapproval of 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.

(IX) 第二按揭貸款受其他條款及細則約束。
The Second Mortgage Loan is subject to other terms and conditions.

(X) 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.

附錄 3　　新地會會員置業有禮優惠
Annex 3　　Gift Offer for SHKP Club Member

(I) 根據該期數之銷售安排第1號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名買方或(如適用)每節之首名買方並符合以下全部條件(『合資格買方』)，可有資格獲贈購入價值約港幣$79,986之足金擺設(『該禮品』) (購入價值以2015年10月15日每兩飾金賣出價港幣$11,730計算)：
According to the order of priority in the selection of residential property as determined in accordance with the method specified in the sales arrangement no.1 (and the revised sales arrangement thereof) of the Phase, the first Purchaser or (if applicable) the first Purchaser of each session (the "Eligible Purchaser") who satisfies all the following conditions will be eligible for a pure gold ornament with a purchasing value of about HK$79,986 (the "Gift") (purchasing value is calculated based on the selling price of gold per tael of HK$11,730 on 15 October 2015):

- 凡於2015年12月31日或之前簽署臨時買賣合約購買一個或以上住宅物業(不論是列於本價單內或列於賣方已公佈或不時公佈的該期數的其他價單內)。
  The preliminary agreement for sale and purchase of one or more residential property (whether listed in this price list or in other price list(s) of the Phase issued or to be issued by the Vendor from time to time) is signed on or before 31 December 2015.

- 合資格買方須為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人合資格買方(如合資格買方是以個人名義)或最少一位合資格買方之董事(如合資格買方是以公司名義)須為新地會會員)。
  The Eligible Purchaser is a SHKP Club member (i.e. at least one individual Eligible Purchaser (if the Eligible Purchaser is an individual(s)) or at least one director of the Eligible Purchaser (if the Eligible Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase).

- 合資格買方不是根據「新地員工購買住房計劃2015」購買住宅物業之合資格員工。
  The Eligible Purchaser is not an Eligible Staff purchasing residential property in accordance with "Staff Home Purchase Scheme 2015".

(II) 在合資格買方獲贈該禮品之前，合資格買方須已簽署相關住宅物業之買賣合約。
Before the Eligible Purchaser shall be offered the Gift, the Eligible Purchaser shall have signed an agreement for sale and purchase in respect of the relevant residential property(ies).

(III) 每位合資格買方根據同一份銷售安排購買住宅物業只可獲贈該禮品一次，不論購買住宅物業的數目及住宅物業是列於本價單內或列於賣方已公佈或不時公佈的該期數的其他價單內。
Each Eligible Purchaser shall be offered the Gift once only for purchase of residential property(ies) in accordance with the same sales arrangement, irrespective of the number of residential property purchased and whether or not the residential property is listed in this price list or in other price list(s) of the Phase issued or to be issued by the Vendor from time to time.

(IV) 該禮品受有關條款及條件約束。賣方及新地會有限公司不會就該禮品承擔任何直接或間接的責任或損失。任何就該禮品(包括買方獲贈該禮品的資格)的爭議將由賣方全權及絕對酌情決定。
The Gift is subject to the relevant terms and conditions. The Vendor and SHKP Club Limited shall not be responsible for any direct or indirect liabilities or losses in connection with the Gift. Any dispute in respect of the Gift (including the eligibility of a Purchaser for the Gift) shall be determined by the Vendor at its sole and absolute discretion.

(5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：
The vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES
晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED
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
啟勝地產代理有限公司 KAI SHING (REA) LIMITED
建富物業 KIN FU REALTY
祥益地產代理有限公司 MANY WELLS PROPERTY AGENT LIMITED
美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED
云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

請注意: 任何人可委任任何地產代理在購買該期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就該期數指定的互聯網網站的網址為: **www.parkvista.com.hk/1a**
The address of the website designated by the vendor for the Phase is: **www.parkvista.com.hk/1a**