

# 價單 Price List

## 第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	MONTEGO BAY	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	崇信街18號、仁宇圍8號 (地下及公眾停車場)* 18 Shung Shun Street, 8 Yan Yue Wai (G/F & Public Vehicle Park)*		
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)	688		

印製日期 Date of Printing	價單編號 Number of Price List
23 November 2020	2

## 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
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\* 此臨時門牌號數有待發展項目建成時確認。

The provisional street number is subject to confirmation when the Development is completed.

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1座 TOWER 1	3	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	21,363,300	276,254 (25,677)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	5	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	21,576,900	279,016 (25,934)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	6	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	21,792,700	275,341 (26,193)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	7	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	22,010,700	284,626 (26,455)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	8	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	22,450,800	290,317 (26,984)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	9	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	22,450,800	290,317 (26,984)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	10	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	22,675,300	293,220 (27,254)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	11	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	22,902,000	296,152 (27,526)	--	--	--	--	--	--	--	--	--	--	--
第1座 TOWER 1	12	C	77.332 (832) 露台 Balcony: 2.456(26) 工作平台 Utility Platform: -- (-)	23,131,200	299,116 (27,802)	--	--	--	--	--	--	--	--	--	--	--

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2座 TOWER 2	3	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	17,223,300	269,835 (25,291)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	5	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	17,395,500	272,533 (25,544)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	6	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	17,569,500	275,259 (25,800)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	7	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	17,745,200	278,012 (26,058)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	8	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	18,100,200	283,573 (26,579)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	9	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	18,100,200	283,573 (26,579)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	10	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	18,281,200	286,409 (26,845)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	11	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	18,463,900	289,271 (27,113)	--	--	--	--	--	--	--	--	--	
第2座 TOWER 2	12	C	63,289 (681) 露台 Balcony: 2,028(22) 工作平台 Utility Platform: -- (-)	18,648,500	292,163 (27,384)	--	--	--	--	--	--	--	--	--	

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3座 TOWER 3	5	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	10,670,900	225,959 (21,006)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	6	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	10,777,700	228,220 (21,216)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	7	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	10,885,400	230,501 (21,428)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	8	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,103,200	235,113 (21,857)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	9	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,103,200	235,113 (21,857)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	10	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,214,200	237,463 (22,075)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	11	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,326,300	239,837 (22,296)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	12	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,439,500	242,234 (22,519)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	15	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,553,900	244,656 (22,744)	--	--	--	--	--	--	--	--	--	

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 TOWER 3	16	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,669,500	247,104 (22,971)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	17	A	47.225 (508) 露台 Balcony: 2.054(22) 工作平台 Utility Platform: -- (-)	11,786,200	249,575 (23,201)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	18	C	31.178 (336) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	8,300,900	266,242 (24,705)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	18	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	11,447,300	245,340 (22,803)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	18	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	8,398,400	260,642 (24,203)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	19	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	8,375,000	265,696 (24,705)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	19	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	11,447,300	245,340 (22,803)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	19	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	8,398,400	260,642 (24,203)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	20	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	8,458,800	268,354 (24,952)	--	--	--	--	--	--	--	--	--	

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第3座 TOWER 3	20	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	11,561,700	247,791 (23,031)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	20	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	8,482,400	263,249 (24,445)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	21	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	8,543,400	271,038 (25,202)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	21	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	11,677,300	250,269 (23,262)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	21	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	8,567,300	265,884 (24,690)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	21	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (-)	7,044,300	279,613 (25,994)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	22	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	8,628,800	273,748 (25,454)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	22	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	11,794,000	252,770 (23,494)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	22	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	8,652,900	268,540 (24,936)	--	--	--	--	--	--	--	--	--	

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3座 TOWER 3	22	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (--)	7,114,800	282,412 (26,254)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	23	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (--)	8,715,000	276,482 (25,708)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	23	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	11,880,700	254,628 (23,667)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	23	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (--)	8,739,400	271,225 (25,186)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	23	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (--)	7,185,900	285,234 (26,516)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	25	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (--)	8,802,300	279,252 (25,965)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	25	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	12,119,900	259,755 (24,143)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	25	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (--)	8,826,900	273,940 (25,438)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	25	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (--)	7,257,800	288,088 (26,782)	--	--	--	--	--	--	--	--	--	

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 TOWER 3	26	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	8,890,300	282,044 (26,225)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	26	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	12,241,200	262,355 (24,385)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	26	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	8,915,200	276,681 (25,692)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	26	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (-)	7,330,300	290,966 (27,049)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	27	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	8,979,200	284,864 (26,487)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	27	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	12,363,500	264,976 (24,628)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	27	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	9,004,300	279,446 (25,949)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	27	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (-)	7,403,700	293,879 (27,320)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	28	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	9,158,800	290,562 (27,017)	--	--	--	--	--	--	--	--	--	

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3座 TOWER 3	28	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	12,610,800	270,276 (25,121)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	28	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	9,184,400	285,035 (26,468)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	28	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (-)	7,551,700	299,754 (27,866)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	29	C	31.521 (339) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: -- (-)	9,341,900	296,371 (27,557)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	29	G	46.659 (502) 露台 Balcony: 2.109(23) 工作平台 Utility Platform: 1.520 (16)	12,863,000	275,681 (25,624)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	29	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	9,368,000	290,733 (26,997)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	29	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (-)	7,702,800	305,752 (28,424)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	30	H	32.222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	9,555,400	296,549 (27,537)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	30	J	25.193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (-)	7,856,800	311,864 (28,992)	--	--	--	--	--	--	--	--	--	

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3座 TOWER 3	31	H	32,222 (347) 露台 Balcony: 2.100(23) 工作平台 Utility Platform: -- (-)	9,746,500	302,480 (28,088)	--	--	--	--	--	--	--	--	--	
第3座 TOWER 3	31	J	25,193 (271) 露台 Balcony: 2.259(24) 工作平台 Utility Platform: -- (-)	8,013,900	318,100 (29,572)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	5	C	46,671 (502) 露台 Balcony: 2.134(23) 工作平台 Utility Platform: 1.547 (17)	10,801,300	231,435 (21,517)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	5	E	49,912 (537) 露台 Balcony: 2.040(22) 工作平台 Utility Platform: -- (-)	11,447,200	229,348 (21,317)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	6	C	46,671 (502) 露台 Balcony: 2.134(23) 工作平台 Utility Platform: 1.547 (17)	10,909,300	233,749 (21,732)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	6	E	49,912 (537) 露台 Balcony: 2.040(22) 工作平台 Utility Platform: -- (-)	11,561,700	231,642 (21,530)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	7	C	46,671 (502) 露台 Balcony: 2.134(23) 工作平台 Utility Platform: 1.547 (17)	11,018,300	236,085 (21,949)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	7	E	49,912 (537) 露台 Balcony: 2.040(22) 工作平台 Utility Platform: -- (-)	11,677,300	233,958 (21,745)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	8	C	46,671 (502) 露台 Balcony: 2.134(23) 工作平台 Utility Platform: 1.547 (17)	11,238,700	240,807 (22,388)	--	--	--	--	--	--	--	--	--	

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5座 TOWER 5	8	E	49,912 (537) 露台 Balcony: 2,040(22) 工作平台 Utility Platform: -- (-)	11,910,800	238,636 (22,180)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	9	C	46,671 (502) 露台 Balcony: 2,134(23) 工作平台 Utility Platform: 1,547 (17)	11,238,700	240,807 (22,388)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	9	E	49,912 (537) 露台 Balcony: 2,040(22) 工作平台 Utility Platform: -- (-)	11,910,800	238,636 (22,180)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	10	C	46,671 (502) 露台 Balcony: 2,134(23) 工作平台 Utility Platform: 1,547 (17)	11,351,000	243,213 (22,612)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	10	E	49,912 (537) 露台 Balcony: 2,040(22) 工作平台 Utility Platform: -- (-)	12,029,900	241,022 (22,402)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	11	C	46,671 (502) 露台 Balcony: 2,134(23) 工作平台 Utility Platform: 1,547 (17)	11,464,700	245,649 (22,838)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	11	E	49,912 (537) 露台 Balcony: 2,040(22) 工作平台 Utility Platform: -- (-)	12,150,200	243,432 (22,626)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	12	C	46,671 (502) 露台 Balcony: 2,134(23) 工作平台 Utility Platform: 1,547 (17)	11,579,300	248,105 (23,066)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	12	E	49,912 (537) 露台 Balcony: 2,040(22) 工作平台 Utility Platform: -- (-)	12,271,700	245,867 (22,852)	--	--	--	--	--	--	--	--	--	

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5座 TOWER 5	15	C	46.671 (502) 露台 Balcony: 2.134(23) 工作平台 Utility Platform: 1.547 (17)	11,695,000	250,584 (23,297)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	15	E	49.912 (537) 露台 Balcony: 2.040(22) 工作平台 Utility Platform: -- (-)	12,394,400	248,325 (23,081)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	16	C	46.671 (502) 露台 Balcony: 2.134(23) 工作平台 Utility Platform: 1.547 (17)	11,812,000	253,091 (23,530)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	16	E	49.912 (537) 露台 Balcony: 2.040(22) 工作平台 Utility Platform: -- (-)	12,518,400	250,809 (23,312)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	17	C	46.671 (502) 露台 Balcony: 2.134(23) 工作平台 Utility Platform: 1.547 (17)	11,930,200	255,623 (23,765)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	17	E	49.912 (537) 露台 Balcony: 2.040(22) 工作平台 Utility Platform: -- (-)	12,643,500	253,316 (23,545)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	18	G	41.836 (450) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	10,248,800	244,976 (22,775)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	18	J	32.686 (352) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	8,519,400	260,644 (24,203)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	18	L	42.290 (455) 露台 Balcony: 2.031(22) 工作平台 Utility Platform: -- (-)	10,475,200	247,699 (23,022)	--	--	--	--	--	--	--	--	--	

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5座 TOWER 5	19	G	41,836 (450) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	10,558,200	252,371 (23,463)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	19	J	32,686 (352) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	8,519,400	260,644 (24,203)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	19	L	42,290 (455) 露台 Balcony: 2,031(22) 工作平台 Utility Platform: -- (-)	10,475,200	247,699 (23,022)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	20	A	74,169 (798) 露台 Balcony: 2,542(27) 工作平台 Utility Platform: 1,751 (19)	19,289,400	260,074 (24,172)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	20	G	41,836 (450) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	10,663,800	254,895 (23,697)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	20	J	32,686 (352) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	8,604,700	263,253 (24,445)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	20	L	42,290 (455) 露台 Balcony: 2,031(22) 工作平台 Utility Platform: -- (-)	10,579,900	250,175 (23,253)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	21	A	74,169 (798) 露台 Balcony: 2,542(27) 工作平台 Utility Platform: 1,751 (19)	19,482,400	262,676 (24,414)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	21	G	41,836 (450) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	10,770,400	257,443 (23,934)	--	--	--	--	--	--	--	--	--	

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5座 TOWER 5	21	J	32.686 (352) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	8,690,700	265,884 (24,689)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	21	L	42.290 (455) 露台 Balcony: 2.031(22) 工作平台 Utility Platform: -- (-)	10,685,800	252,679 (23,485)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	22	A	74.169 (798) 露台 Balcony: 2.542(27) 工作平台 Utility Platform: 1.751 (19)	19,677,200	265,302 (24,658)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	22	G	41.836 (450) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	10,878,000	260,015 (24,173)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	22	J	32.686 (352) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	8,777,700	268,546 (24,937)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	22	L	42.290 (455) 露台 Balcony: 2.031(22) 工作平台 Utility Platform: -- (-)	10,792,500	255,202 (23,720)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	23	A	74.169 (798) 露台 Balcony: 2.542(27) 工作平台 Utility Platform: 1.751 (19)	19,873,900	267,954 (24,905)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	23	G	41.836 (450) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	10,986,900	262,618 (24,415)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	23	J	32.686 (352) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	8,865,400	271,229 (25,186)	--	--	--	--	--	--	--	--	--	

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5座 TOWER 5	23	L	42,290 (455) 露台 Balcony: 2,031(22) 工作平台 Utility Platform: -- (-)	10,900,500	257,756 (23,957)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	25	A	74,169 (798) 露台 Balcony: 2,542(27) 工作平台 Utility Platform: 1,751 (19)	20,072,700	270,635 (25,154)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	25	G	41,836 (450) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	11,096,800	265,245 (24,660)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	25	J	32,686 (352) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	8,954,000	273,940 (25,438)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	25	L	42,290 (455) 露台 Balcony: 2,031(22) 工作平台 Utility Platform: -- (-)	11,009,500	260,333 (24,197)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	26	A	74,169 (798) 露台 Balcony: 2,542(27) 工作平台 Utility Platform: 1,751 (19)	20,273,400	273,341 (25,405)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	26	G	41,836 (450) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	11,207,700	267,896 (24,906)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	26	J	32,686 (352) 露台 Balcony: 2,094(23) 工作平台 Utility Platform: -- (-)	9,043,500	276,678 (25,692)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	26	L	42,290 (455) 露台 Balcony: 2,031(22) 工作平台 Utility Platform: -- (-)	11,119,700	262,939 (24,439)	--	--	--	--	--	--	--	--	--	

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5座 TOWER 5	27	A	74.169 (798) 露台 Balcony: 2.542(27) 工作平台 Utility Platform: 1.751 (19)	20,476,200	276,075 (25,659)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	27	G	41.836 (450) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	11,319,800	270,576 (25,155)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	27	J	32.686 (352) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	9,134,000	279,447 (25,949)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	27	L	42.290 (455) 露台 Balcony: 2.031(22) 工作平台 Utility Platform: -- (-)	11,230,800	265,566 (24,683)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	28	A	74.169 (798) 露台 Balcony: 2.542(27) 工作平台 Utility Platform: 1.751 (19)	20,885,700	281,596 (26,173)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	28	G	41.836 (450) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	11,546,200	275,987 (25,658)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	28	J	32.686 (352) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (-)	9,316,700	285,036 (26,468)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	28	L	42.290 (455) 露台 Balcony: 2.031(22) 工作平台 Utility Platform: -- (-)	11,455,400	270,877 (25,177)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	29	A	74.169 (798) 露台 Balcony: 2.542(27) 工作平台 Utility Platform: 1.751 (19)	21,303,400	287,228 (26,696)	--	--	--	--	--	--	--	--	--	

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5座 TOWER 5	29	G	41.836 (450) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (--)	11,777,000	281,504 (26,171)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	29	J	32.686 (352) 露台 Balcony: 2.094(23) 工作平台 Utility Platform: -- (--)	9,503,000	290,736 (26,997)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	29	L	42.290 (455) 露台 Balcony: 2.031(22) 工作平台 Utility Platform: -- (--)	11,684,500	276,295 (25,680)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	30	A	74.169 (798) 露台 Balcony: 2.542(27) 工作平台 Utility Platform: 1.751 (19)	21,729,400	292,971 (27,230)	--	--	--	--	--	--	--	--	--	
第5座 TOWER 5	30	L	42.290 (455) 露台 Balcony: 2.031(22) 工作平台 Utility Platform: -- (--)	12,035,000	284,583 (26,451)	--	--	--	--	--	--	--	--	--	

第三部份:其他資料  
Part 3:Other Information

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。  
Prospective purchasers are advised to refer to the sales brochure of the Development for information on the Development.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to Sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3) 條 / Section 53(3)

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

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

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。  
The saleable area and area of other specified items of the residential property are calculated in accordance with Section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- (4) 註：『售價』指本價單第二部份中所列之住宅物業的價錢，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際價錢 (即售價經計算適用折扣後之價錢)。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “Purchase Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase) i.e. the price after applying the applicable discounts on the Price. 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) 180 天現金付款計劃  
180-day Cash Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後30天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP.
3. 買方須於簽署臨時合約後 90天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 90 days after signing of the PASP.
4. 樓價 85%即樓價之餘款須於買方簽署臨時合約後 180 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。  
85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 180 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

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

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(A1)段所述的付款計劃之買方，可獲 15%售價折扣優惠。

15% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"蔚藍東岸" 臉書頁面的買家，可獲1%售價折扣優惠。  
1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。  
The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。  
The Purchaser will be offered 3% discount from the Price.

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

沒有  
NIL

(4)(B1) 180 天即供備用二按付款計劃  
180-day Standby Second Mortgage Loan Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後30天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP.
3. 買方須於簽署臨時合約後 90天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 90 days after signing of the PASP.
4. 樓價 85%即樓價之餘款須於買方簽署臨時合約後 180 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。  
85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 180 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

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

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(B1)段所述的付款計劃之買方，可獲 13%售價折扣優惠。

13% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"蔚藍東岸" 臉書頁面的買家，可獲1%售價折扣優惠。  
1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。  
The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。  
The Purchaser will be offered 3% discount from the Price.

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

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

1. 備用第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的 40%，惟第一按揭貸款(由第一按揭銀行提供)及備用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。詳情請參閱附錄1 (a)。

The maximum amount of Standby Second Mortgage Loan shall be 40% of the net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net Purchase Price, or the balance of Purchase Price payable, whichever is lower. Please see Annex 1(a) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from

the Purchase Price in determining the net Purchase Price.

(4)(C1) 靈活180天按揭付款計劃  
Flexible 180-day Mortgage Loan Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後30天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP.
3. 買方須於簽署臨時合約後 90天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 90 days after signing of the PASP.
4. 樓價 85%即樓價之餘款須於買方簽署臨時合約後 180 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。  
85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 180 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

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

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(C1)段所述的付款計劃之買方，可獲 11%售價折扣優惠。

11% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(C1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"蔚藍東岸"臉書頁面的買家，可獲1%售價折扣優惠。

1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。

The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount from the Price.

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

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

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

靈活第一按揭貸款的最高金額為淨樓價的 70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄1 (b)。

The maximum amount of Flexible First Mortgage Loan shall be 70% of the net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Annex 1 (b) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

2. 靈活第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

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

靈活第二按揭貸款的最高金額為淨樓價的 40%，惟第一按揭貸款(由第一承按人提供)及靈活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。詳情請參閱附錄1 (c)。

The maximum amount of Flexible Second Mortgage Loan shall be 40% of the net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee) and the Flexible Second Mortgage Loan shall not exceed 80% of the net Purchase Price, or the balance of Purchase Price payable, whichever is lower. Please see Annex 1 (c) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

(4)(D1) 輕鬆210天第一按揭貸款付款計劃  
Easy 210-day First Mortgage Loan Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後30天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP.
3. 買方須於簽署臨時合約後 180天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 180 days after signing of the PASP.
4. 樓價 85%即樓價之餘款須於買方簽署臨時合約後 210 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。

85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 210 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(D1)段所述的付款計劃之買方，可獲 5.5%售價折扣優惠。

5.5% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(D1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"蔚藍東岸"臉書頁面的買家，可獲1%售價折扣優惠。

1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。

The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount from the Price.

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

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

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

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

輕鬆第一按揭貸款的最高金額為淨樓價的 75%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄1 (d)。

The maximum amount of Easy First Mortgage Loan shall be 75% of the net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Annex 1 (d) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

(4)(E1) 建築期付款計劃  
Stage Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後90天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 90 days after signing of the PASP.
3. 買方須於簽署臨時合約後 360天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 360 days after signing of the PASP.

4. 樓價 85%即樓價之餘款須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。  
85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(E1)段所述的付款計劃之買方，可獲 11%售價折扣優惠。

11% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(E1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"蔚藍東岸"臉書頁面的買家，可獲1%售價折扣優惠。

1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。

The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount from the Price.

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

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

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

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，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』)。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。

Where the Purchaser settles the balance of the Purchase Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the

agreement for sale and purchase), 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 balance of the Purchase Price shall be the date on which all the Purchase Price is received by the Vendor’s solicitors.

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 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	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 360 日內 Within 360 days after the date of signing of the preliminary agreement for sale and purchase	樓價2% 2% of the Purchase Price

<sup>^</sup> 以賣方代表律師實際收到款項日期計算。

The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors.

詳情以相關交易文件條款及條件作準。

Subject to the terms and conditions of the relevant transaction documents.

買方須於提前付清樓價餘額日前最少30日，以書面形式向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後以賣方決定之方法及形式將提前付清樓價現金回贈支付予買方（包括但不限於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 to be correct, the Vendor will pay the Early Settlement Cash Rebate to the Purchaser by such method and in such manner decided by the Vendor (including but not limited to applying the Early Settlement Cash Rebate for part payment of the balance of the Purchase Price directly).

付清樓價餘額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)，則該日定為下一工作日。

The date of settlement of the balance 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.

(4)(F1) 建築期備用二按付款計劃  
Stage Standby Second Mortgage Loan Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後90天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 90 days after signing of the PASP.
3. 買方須於簽署臨時合約後 360天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 360 days after signing of the PASP.
4. 樓價 85%即樓價之餘款須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。  
85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(F1)段所述的付款計劃之買方，可獲 9%售價折扣優惠。

9% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(F1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"蔚藍東岸"臉書頁面的買家，可獲1%售價折扣優惠。

1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。

The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。  
The Purchaser will be offered 3% discount from the Price.

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

1. 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的 40%，惟第一按揭貸款(由第一按揭銀行提供)及備用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。詳情請參閱附錄1 (a)。

The maximum amount of Standby Second Mortgage Loan shall be 40% of the net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net Purchase Price, or the balance of Purchase Price payable, whichever is lower. Please see Annex 1 (a) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。  
The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

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

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，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』)。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。

Where the Purchaser settles the balance of the Purchase Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), 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 balance of the Purchase Price shall be the date on which all the Purchase Price is received by the Vendor’s solicitors.

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 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
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簽署臨時買賣合約的日期後 360 日內 Within 360 days after the date of signing of the preliminary agreement for sale and purchase	樓價2% 2% of the Purchase Price
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^ 以賣方代表律師實際收到款項日期計算。

The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

詳情以相關交易文件條款及條件作準。

Subject to the terms and conditions of the relevant transaction documents.

買方須於提前付清樓價餘額日前最少30日，以書面形式向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後以賣方決定之方法及形式將提前付清樓價現金回贈支付予買方（包括但不限於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 to be correct, the Vendor will pay the Early Settlement Cash Rebate to the Purchaser by such method and in such manner decided by the Vendor (including but not limited to applying the Early Settlement Cash Rebate for part payment of the balance of the Purchase Price directly).

付清樓價餘額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。

The date of settlement of the balance 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.

(4)(G1) 靈活建築期付款計劃  
Flexible Stage Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後90天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 90 days after signing of the PASP.
3. 買方須於簽署臨時合約後 360天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 360 days after signing of the PASP.
4. 樓價 85%即樓價之餘款須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。  
85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(G1)段所述的付款計劃之買方，可獲7%售價折扣優惠。

7% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(G1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好 "蔚藍東岸" 臉書頁面的買家，可獲1%售價折扣優惠。

1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。

The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount from the Price.

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

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

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

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

靈活第一按揭貸款的最高金額為淨樓價的 70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄1 (b)。

The maximum amount of Flexible First Mortgage Loan shall be 70% of the net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Annex 1 (b) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

2. 靈活第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

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

靈活第二按揭貸款的最高金額為淨樓價的 40%，惟第一按揭貸款(由第一承按人提供)及靈活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。詳情請參閱附錄1 (c)。

The maximum amount of Flexible Second Mortgage Loan shall be 40% of the net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee) and the Flexible Second Mortgage Loan shall not exceed 80% of the net Purchase Price, or the balance of Purchase Price payable, whichever is lower. Please see Annex 1 (c) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

3. 提前付清樓價現金回贈

Early Settlement Cash Rebate

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，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』)。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。

Where the Purchaser settles the balance of the Purchase Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), 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 balance of the Purchase Price shall be the date on which all the Purchase Price is received by the Vendor’s solicitors.

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 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	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 360 日內 Within 360 days after the date of signing of the preliminary agreement for sale and purchase	樓價2% 2% of the Purchase Price

<sup>^</sup> 以賣方代表律師實際收到款項日期計算。

The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

詳情以相關交易文件條款及條件作準。

Subject to the terms and conditions of the relevant transaction documents.

買方須於提前付清樓價餘額日前最少30日，以書面形式向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後以賣方決定之方法及形式將提前付清樓價現金回贈支付予買方（包括但不限於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 to be correct, the Vendor will pay the Early Settlement Cash Rebate to the Purchaser by such method and in such manner decided by the Vendor (including but not limited to applying the Early Settlement Cash Rebate for part payment of the balance of the Purchase Price directly).

付清樓價餘額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)，則該日定為下一工作日。

The date of settlement of the balance 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.

(4)(H1) 輕鬆建築期付款計劃  
Easy Stage Payment Plan

(i) 支付條款  
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

1. 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後90天內再付樓價 5% 作為加付訂金。  
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 90 days after signing of the PASP.
3. 買方須於簽署臨時合約後 360天內再付樓價 5% 作為部份售價價款。  
5% of the Purchase Price being part payment shall be paid by the Purchaser within 360 days after signing of the PASP.
4. 樓價 85%即樓價之餘款須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。  
85% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(H1)段所述的付款計劃之買方，可獲1.5%售價折扣優惠。

1.5% discount from the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(H1).

2. "蔚藍東岸" 臉書頁面讚好優惠  
"Montego Bay" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"蔚藍東岸"臉書頁面的買家，可獲1%售價折扣優惠。

1% discount from the Price would be offered to a Purchaser who has liked the "Montego Bay" Facebook Page before signing the PASP.

3. 置業優惠  
Purchasing Discount

買方可獲1%售價折扣優惠。

The Purchaser will be offered 1% discount from the Price.

4. 印花稅津貼折扣優惠  
Stamp Duty Subsidy Discount

買方可獲3%售價折扣優惠。  
The Purchaser will be offered 3% discount from the Price.

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

1. 輕鬆第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Easy First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

輕鬆第一按揭貸款的最高金額為淨樓價的 75%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄1 (d)。  
The maximum amount of Easy First Mortgage Loan shall be 75% of the net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Annex 1 (d) for details.

淨樓價指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(如有)及其它優惠(如有)的價值。  
The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

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

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，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』)。  
付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。

Where the Purchaser settles the balance of the Purchase Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), 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 balance of the Purchase Price shall be the date on which all the Purchase Price is received by the Vendor’s solicitors.

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 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	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 360 日內 Within 360 days after the date of signing of the preliminary agreement for sale and purchase	樓價2% 2% of the Purchase Price

<sup>^</sup> 以賣方代表律師實際收到款項日期計算。

The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

詳情以相關交易文件條款及條件作準。

Subject to the terms and conditions of the relevant transaction documents.

買方須於提前付清樓價餘額日前最少30日，以書面形式向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後以賣方決定之方法及形式將提前付清樓價現金回贈支付予買方（包括但不限於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 to be correct, the Vendor will pay the Early Settlement Cash Rebate to the Purchaser by such method and in such manner decided by the Vendor (including but not limited to applying the Early Settlement Cash Rebate for part payment of the balance of the Purchase Price directly).

付清樓價餘額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。

The date of settlement of the balance 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.

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

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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)及登記費用。

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

- (4)(v) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用  
Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.
3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，買方可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前15日向賣方提出申請，並須向賣方繳付手續費港幣\$5,000及承擔有關律師費用及代墊付費用(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。  
If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 15 days before the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier), and pay a handling fee of HK\$5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.
4. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。  
For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand by the Vendor refund the relevant cash rebate(s) to the Vendor.

5. 賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。  
The Vendor's designated financing company does not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.
6. 由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。  
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan application shall not be processed.

附錄 1 (a) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1 (a) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『備用第二按揭貸款』)之主要條款如下:

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

買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面形式向指定財務機構申請備用第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

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

備用第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的40%，惟第一按揭貸款(由第一按揭銀行提供)及備用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。

The maximum amount of the Standby Second Mortgage Loan shall be 40% of the net Purchase Price by as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net Purchase Price, or the balance of Purchase Price payable, whichever is lower.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

首24個月之按揭利率為指定財務機構不時報價之港元最優惠利率(『港元最優惠利率』)減 2.5% p.a.計算，其後的按揭利率為港元最優惠利率加1.0% p.a.計算，利率浮動。按揭利率由指定財務機構決定，港元最優惠利率現為 5.5% p.a.。

Interest rate of the first 24 months of the Standby Second Mortgage Loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by the designated financing company (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a.. The interest rate for the rest of the term of the Standby Second Mortgage Loan shall be Hong Kong Dollar Best Lending Rate plus 1.0% p.a., subject to fluctuation. Hong Kong Dollar Best Lending Rate currently is 5.5% p.a.. The final interest rate will be subject to final approval by the designated financing company.

備用第二按揭貸款以該住宅物業之第二法定按揭作抵押。

The Standby Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.

該住宅物業只可供買方自住。

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

備用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 Standby Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

買方須以按月分期償還備用第二按揭貸款。

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

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

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

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備用第二按揭貸款。

The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Standby Second Mortgage Loan.

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

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

所有備用第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。

All legal documents of the Standby 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.

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

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

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

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

備用第二按揭貸款受其他條款及細則約束。

The Standby Second Mortgage Loan is subject to other terms and conditions.

賣方無給予或視之為已給予任何就備用第二按揭貸款之安排及批核的陳述或保證。

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

備註：銀行會根據香港金融管理局的指引，將備用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 Standby Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 1 (b) 靈活第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1 (b) Flexible First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

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

買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面形式向指定財務機構申請靈活第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

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

靈活第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of the Flexible First Mortgage Loan shall be 70% of the net Purchase Price by as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

首24個月之靈活第一按揭利率為指定財務機構不時報價之港元最優惠利率(『港元最優惠利率』)減 2.5% p.a.計算，其後的按揭利率為港元最優惠利率加1.0% p.a.計算，利率浮動。按揭利率由指定財務機構決定，港元最優惠利率現為5.5% p.a.。

Interest rate of the first 24 months of the Flexible First Mortgage Loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by the designated financing company (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a.. The interest rate for the rest of the term of the Flexible First Mortgage Loan shall be Hong Kong Dollar Best Lending Rate plus 1.0% p.a., subject to fluctuation. Hong Kong Dollar Best Lending Rate currently is 5.5% p.a. . The final interest rate will be subject to final approval by the designated financing company.

靈活第一按揭貸款期內首 24 個月只須支付利息，靈活第一按揭貸款之本金可延至第 25 個月繳付。

Only interest payment for the first 24 months is required for the Flexible First Mortgage Loan during its tenure. Repayment of the principal amount of the Flexible First Mortgage Loan can be deferred to the 25th month.

靈活第一按揭貸款以該住宅物業之第一法定按揭作抵押。

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

該住宅物業只可供買方自住。

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

靈活第一按揭貸款年期最長為25年。

The maximum tenor of Flexible First Mortgage Loan shall be 25 years.

買方須以按月分期償還靈活第一按揭貸款。

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

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

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

靈活第一按揭貸款申請須由指定財務機構獨立審批。

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

所有靈活第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。

All legal documents of Flexible 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.

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

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

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

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

靈活第一按揭貸款受其他條款及細則約束。

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

賣方無給予或視之為已給予任何就靈活第一按揭貸款之安排及批核的陳述或保證。

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

附錄 1 (c) 靈活第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1 (c) Flexible Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構(『指定財務機構』)提供靈活第二按揭貸款(『靈活第二按揭貸款』)之主要條款如下:

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

買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面形式向指定財務機構申請靈活第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

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

靈活第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的40%，惟第一按揭貸款(由第一承按人提供)及靈活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。

The maximum amount of the Flexible Second Mortgage Loan shall be 40% of the net Purchase Price by as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee) and the Flexible Second Mortgage Loan shall not exceed 80% of the net Purchase Price, or the balance of Purchase Price payable, whichever is lower.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

首24個月之第二按揭利率為指定財務機構不時報價之港元最優惠利率(『港元最優惠利率』)減 2.5% p.a.計算，其後的按揭利率為港元最優惠利率加1.0% p.a.計算，利率浮動。按揭利率由指定財務機構決定，港元最優惠利率現為 5.5% p.a.。

Interest rate of the first 24 months of the Flexible Second Mortgage Loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by the designated financing company (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a.. The interest rate for the rest of the term of the Flexible Second Mortgage Loan shall be Hong Kong Dollar Best Lending Rate plus 1.0% p.a., subject to fluctuation. Hong Kong Dollar Best Lending Rate currently is 5.5% p.a. . The final interest rate will be subject to final approval by the designated financing company.

靈活第二按揭貸款期內首 24 個月只須支付利息，靈活第二按揭貸款之本金可延至第 25 個月繳付。

Only interest payment for the first 24 months is required for the Flexible Second Mortgage Loan during its tenure. Repayment of the principal amount of the Flexible Second Mortgage Loan can be deferred to the 25th month.

靈活第二按揭貸款以該住宅物業之第二法定按揭作抵押。

The Flexible Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.

該住宅物業只可供買方自住。

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

靈活第二按揭貸款年期最長為25年，或第一按揭貸款之年期(由第一承按人提供)，以較短者為準。

The maximum tenor of Flexible Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee), whichever is shorter.

買方須以按月分期償還靈活第二按揭貸款。

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

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

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方須先得到第一承按人書面同意辦理靈活第二按揭貸款。

The Purchaser shall obtain prior written consent from the first mortgagee to apply for a Flexible Second Mortgage Loan.

第一按揭貸款(由第一承按人提供)申請及靈活第二按揭貸款申請須由有關承按機構獨立審批。

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

所有靈活第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。

All legal documents of the Flexible 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.

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

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

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

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

靈活第二按揭貸款受其他條款及細則約束。

The Flexible Second Mortgage Loan is subject to other terms and conditions.

賣方無給予或視之為已給予任何就靈活第二按揭貸款之安排及批核的陳述或保證。

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

備註：銀行會根據香港金融管理局的指引，將靈活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 Flexible Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.



附錄 1 (d) 輕鬆第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1 (d) Easy First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

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

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

買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面形式向指定財務機構申請輕鬆第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

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

輕鬆第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的75%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of the Easy First Mortgage Loan shall be 75% of the net Purchase Price by as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.

淨樓價指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(如有)及其它優惠(如有)的價值。

The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price in determining the net Purchase Price.

輕鬆第一按揭貸款期內首 24 個月為免息免供期，利息由第25個月開始計算，第一按揭利率為指定財務機構不時報價之港元最優惠利率(『港元最優惠利率』)加1.5% p.a.計算，利率浮動。按揭利率由指定財務機構決定，港元最優惠利率現為 5.5% p.a.。

Principal repayment is not payable and interest payment is waived for the first 24 months for the Easy First Mortgage Loan during its tenure. The interest rate shall be calculated and payable starting from 25th month. The interest rate of the Easy First Mortgage Loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by the designated financing company (“Hong Kong Dollar Best Lending Rate”) plus 1.5% p.a., subject to fluctuation. Hong Kong Dollar Best Lending Rate currently is 5.5% p.a.. The final interest rate will be subject to final approval by the designated financing company.

輕鬆第一按揭貸款以該住宅物業之第一法定按揭作抵押。

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

該住宅物業只可供買方自住。

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

輕鬆第一按揭貸款年期最長為25年。

The maximum tenor of Easy First Mortgage Loan shall be 25 years.

買方須以按月分期償還輕鬆第一按揭貸款。

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

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

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

輕鬆第一按揭貸款申請須由指定財務機構獨立審批。

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

所有輕鬆第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。

All legal documents of Easy 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.

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

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

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

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

輕鬆第一按揭貸款受其他條款及細則約束。

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

賣方無給予或視之為已給予任何就輕鬆第一按揭貸款之安排及批核的陳述或保證。

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

- (5) 賣方已委任地產代理在該發展項目中的指明住宅物業的出售過程中行事：  
The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

五礦物業服務有限公司 Minmetals Property Services Company Limited  
中原地產代理有限公司 Centaline Property Agency 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  
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited  
世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees  
香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members  
金匯地產有限公司 Gamway Property Agency Limited  
云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited  
飛達物業代理有限公司 Fountain Property Agency Limited

請注意：任何人可委任任何地產代理在購買該發展項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。  
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就該發展項目指定的互聯網網站的網址為：**www.montegobay.com.hk**  
The address of the website designated by the Vendor for the Development is: **www.montegobay.com.hk**