

第三部份：其他資料 Part 3: Other Information

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

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，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：於本第(4)段中：

(a) 「售價」指本價單第二部份中所列表之住宅物業的售價。

(b) 「樓價」指臨時買賣合約中訂明的住宅物業的實際售價，因應不同付款計劃及/或適用折扣(如有)按售價計算得出的價目，皆以向下捨位到最接近的百位數作為樓價。

(c) 「淨樓價」指樓價減去買方根據本價單 4(iii)(b)段方法 1 取得之「印花稅津貼」的金額。如買方選擇根據本價單 4(iii)(b)段方法 2 取得「印花稅津貼」，「淨樓價」即相等於樓價。

(d) 買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In this paragraph (4):

(a) "Price" means the price of the residential property set out in Part 2 of this Price List.

(b) "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant payment method and/or applicable discounts (if any) on the Price will be rounded down to the nearest hundred to determine the Purchase Price.

(c) "Net Purchase Price" means the Purchase Price minus the amount of "Subsidy of Stamp Duty" obtained by the Purchaser under paragraph 4(iii)(b) Method 1 of this Price List. If the Purchaser shall obtain the "Subsidy of Stamp Duty" by selecting paragraph 4(iii)(b) Method 2 of this Price List, "Net Purchase Price" is equivalent to the Purchase Price.

(d) The Purchaser must choose the same payment method for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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\$200,000 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「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$200,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Mayer Brown JSM” .

(A) 一次過付款計劃 (照售價減 6%) (「付款計劃(A)」) Lump Sum Payment Method (6% discount from the Price) (“Payment Method (A)”)

- 1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 樓價 95% (樓價餘額)於簽署臨時買賣合約後 180 天內支付。
95% of the Purchase Price (balance of the Purchase Price) to be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(A1) 「第一按揭」貸款 “First Mortgage” Loan

選用上述付款計劃(A)可申請以下第一按揭貸款 The following First Mortgage loan may be applied if Payment Method (A) is selected.

「第一按揭」貸款條款 Terms for “First Mortgage” Loan

買方可向賣方安排的財務機構申請第一按揭貸款，貸款額最高達樓價 70%，惟買方必須遵守下列主要條款：

The Purchaser can apply for a First Mortgage Loan of an amount up to 70% of the Purchase Price from the financial institution(s) as arranged by the Vendor subject to the following key conditions:

- 1) 買方必須於付清樓價之前不少於 60 天內以書面通知該財務機構申請第一按揭貸款及遞交申請表及所需文件。
The Purchaser shall serve a written notice on such financial institution(s) making an application for the First Mortgage Loan and submit the application form and the necessary documents not less than 60 days before the date of the full payment of the Purchase Price.
- 2) 向該財務機構申請的第一按揭貸款款額不得超過樓價 70%，買方須於提款日後開始每月供款，利息亦由提款日起開始計算。
The amount of the First Mortgage Loan applied to such financial institution(s) shall not exceed 70% of the Purchase Price. The Purchaser shall pay monthly instalments and interest shall be accrued starting from the date of drawdown.
- 3) 第一按揭貸款之還款年期不可超過 30 年。
The repayment term of the First Mortgage Loan shall not exceed 30 years.
- 4) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- 5) 第一按揭貸款年期首三年的年利率以「香港上海滙豐銀行有限公司不時公布之最優惠利率」減二厘計算，其後以「香港上海滙豐銀行有限公司不時公布之最優惠利率」計算。
The annual interest rate of the First Mortgage Loan for the first 3 years of the repayment term shall be calculated at 2% below the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time and thereafter shall be calculated at the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time.
- 6) 所有第一按揭之法律文件必須由賣方或該財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，

在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。

All legal documents of the first mortgage shall be prepared and handled by the solicitors designated by the Vendor or such financial institution(s) and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.

- 7) 買方及其擔保人(如有)須按該財務機構的要求提供一切所需文件以證明其還款能力，包括但不限於買方及其擔保人(如有)的信貸報告、香港收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。第一按揭貸款申請須由該財務機構獨立審批。該財務機構保留批核第一按揭貸款的最終決定權。
The Purchaser and his guarantor(s) (if any) shall upon request by such financial institution(s) provide all necessary documents to prove his repayment ability, including without limitation the provision of credit report, Hong Kong income proof, bank records and borrowing records (including other loans, if any) of the Purchaser and his guarantor(s) (if any). The First Mortgage Loan shall be approved independently by such financial institution(s), which shall have the final right to decide whether or not to approve the First Mortgage Loan.
- 8) 不論第一按揭貸款獲批與否，買方仍須按臨時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。
Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the Purchase Price of the residential property in full in accordance with the preliminary agreement for sale and purchase.
- 9) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

(A2) 不申請賣方提供之第一按揭貸款之折扣優惠 Discount on Price for not applying the First Mortgage Loan provided by the Vendor

- 1) 如買方於簽署臨時買賣合約時選擇不申請上述第(4)(i)(A)(A1)段的「第一按揭」貸款，可獲賣方提供相等於售價 2% 之折扣優惠，並即時在售價上扣減。
If the Purchaser selects not to apply for the “First Mortgage” Loan mentioned in paragraph (4)(i)(A)(A1) above upon signing of the preliminary agreement for sale and purchase, the Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 2% of the Price. The discount will be deducted from the Price directly.
- 2) 為免存疑，買方只可就每一個住宅物業獲得上述售價 2% 之折扣優惠一次，上述折扣優惠受其他條款及細則約束。假如買方於簽署臨時買賣合約時選擇不申請上述第(4)(i)(A)(A1)段的「第一按揭」貸款而因此獲得上述折扣，則買方日後將不可就有關的住宅物業再向上述第(4)(i)(A)(A1)段所述之賣方安排的財務機構申請任何按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業作出相同的決定選擇是否申請上述第(4)(i)(A)(A1)段的「第一按揭」貸款。
For the avoidance of doubt, the Purchaser is only entitled to the above discount offered by the Vendor which is equivalent to 2% of the Price once for each residential property. The discount is subject to other terms and conditions. If the Purchaser has selected not to apply for the “First Mortgage” Loan mentioned in paragraph (4)(i)(A)(A1) above upon signing of preliminary agreement for sale and purchase and enjoyed the discount, then the Purchaser shall not be entitled to subsequently apply for any mortgage loan from the financial institution(s) as arranged by the Vendor under paragraph (4)(i)(A)(A1) in respect of the relevant residential property. The Purchaser must make the same decision as to whether to apply for the “First Mortgage” Loan mentioned in paragraph (4)(i)(A)(A1) above for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(B) 「季度」建築期付款計劃 (照售價減 3%) (「付款計劃(B)」) “Quarterly” Stage Payment (3% discount from the Price) (“Payment Method (B)”)

- 1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 樓價 1% (再期訂金)於 2016 年 6 月 30 日或之前支付。
1% of the Purchase Price (further deposit) to be paid on or before 30 June 2016.
- 3) 樓價 1% (再期訂金)於 2016 年 9 月 30 日或之前支付。
1% of the Purchase Price (further deposit) to be paid on or before 30 September 2016.
- 4) 樓價 1% (再期訂金)於 2016 年 12 月 31 日或之前支付。
1% of the Purchase Price (further deposit) to be paid on or before 31 December 2016.
- 5) 樓價 1% (再期訂金)於 2017 年 3 月 31 日或之前支付。
1% of the Purchase Price (further deposit) to be paid on or before 31 March 2017.
- 6) 樓價 1% (再期訂金)於 2017 年 6 月 30 日或之前支付。
1% of the Purchase Price (further deposit) to be paid on or before 30 June 2017.
- 7) 樓價 90% (樓價餘額)於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期起計 14 天內支付。
90% of the Purchase Price (balance of the Purchase Price) to be paid by the Purchaser within 14 days after the date of the Vendor’s notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

* 以達成協議為準，如買方提前於臨時買賣合約訂立日期後 180 日內付清樓價，將可獲得相等於淨樓價 4%之現金回贈優惠，惟買方必須於付清樓價之前不少於 30 天以書面通知賣方買方將會付清樓價餘額。現金回贈將直接用於支付部份買方依據買賣合約訂明應支付之樓價餘額。

Subject to contract, if the Purchaser pays the Purchase Price in full within 180 days from the date of the preliminary agreement for sale and purchase, the Purchaser will be entitled to a cash rebate equivalent to 4% of the Net Purchase Price provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will pay the balance of the Purchase Price in full not less than 30 days before the date of full payment of Purchase Price. The cash rebate will be applied directly for part payment of the balance of the Purchase Price payable by the Purchaser pursuant to the agreement for sale and purchase.

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the Price is available

- (a) 見上述(4)(i)段及下述(4)(iii)段。
See paragraph (4)(i) above and paragraph (4)(iii) below.

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

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

- (a) 見上述 4(i)段及 4(ii)段。
See paragraphs 4(i) and 4(ii) above.

(b) 「印花稅津貼」優惠 “Subsidy of Stamp Duty” Benefit

買方可獲「印花稅津貼」優惠，金額相等於將下列「從價印花稅」新稅率套用於每個有關住宅物業的樓價後計算得出之金額。

The Purchaser shall be entitled to a “Subsidy of Stamp Duty” Benefit equivalent to such amount calculated by applying the New AVD rates as listed below on the Purchase Price of each of the relevant residential property.

「從價印花稅」新稅率如下 The New AVD rates are as follows:

物業售價或價值 (以較高者為準)

Consideration or value of the residential property (whichever is the higher)	「從價印花稅」新稅率 New AVD rates
\$6,720,001 至 to \$20,000,000	7.50%
\$20,000,001 至 to \$21,739,130	\$1,500,000 + 超出\$20,000,000的款額的20% / 20% of the excess over \$20,000,000
\$21,739,131 或以上 and above	8.50%

為免存疑，如兩個或以上住宅物業以單一份臨時買賣合約購買，該優惠將按照每個住宅物業的樓價分別計算得出。

For the avoidance of doubt, if two or more residential properties are purchased under one single preliminary agreement for sale and purchase, the benefit is calculated with reference to the Purchase Price of each residential property separately.

買方須於簽署臨時買賣合約時選擇以下其中一種方法取得「印花稅津貼」優惠：

The Purchaser shall select, upon signing of the preliminary agreement for sale and purchase, one of the methods below to claim the “Subsidy of Stamp Duty” Benefit:

方法 1：

Method 1:

當買方簽署正式買賣合約後，由賣方將「印花稅津貼」用作直接支付正式買賣合約之從價印花稅給稅務局。若需支付之從價印花稅少於以上可得之「印花稅津貼」，有關優惠餘款(即稅務局評估的從價印花稅及「印花稅津貼」金額之差額)將用作支付該住宅物業的部分樓價餘額。若需支付之從價印花稅多於以上可得之「印花稅津貼」，則買方須負責支付稅務局評估的從價印花稅及「印花稅津貼」金額之差額。以相關交易文件條款作準；或

The Vendor will apply the “Subsidy of Stamp Duty” Benefit for payment of the Ad Valorem Stamp Duty chargeable on the relevant formal agreement for sale and purchase to the Inland Revenue Department directly upon signing of the said formal agreement for sale and purchase by the Purchaser. If the Ad Valorem Stamp Duty payable is less than the above “Subsidy of Stamp Duty” Benefit, the remaining balance thereof (i.e. the difference between the Ad Valorem Stamp Duty assessed by the Inland Revenue Department and the amount of the “Subsidy of Stamp Duty” Benefit) will be applied directly as part payment of the balance of the Purchase Price of the residential property. If the Ad Valorem Stamp Duty payable is more than the above “Subsidy of Stamp Duty” Benefit, the difference between the Ad Valorem Stamp Duty assessed by the Inland Revenue Department and the amount of the “Subsidy of Stamp Duty” Benefit shall be borne by the Purchaser. Subject to the terms and conditions of the relevant transaction documents; or

方法 2：

Method 2:

優惠即時在售價上作折扣扣減。

The benefit will be deducted from the Price directly as further discount.

(c) **「備用第二按揭」貸款 “Standby Second Mortgage” Loan**

選用付款計劃(A)而不申請上述(4)(i)(A)(A1)段的「第一按揭」貸款之買方或選用付款計劃(B)之買方可申請以下備用第二按揭貸款

The Purchaser who selects Payment Method (A) but does not apply for the First Mortgage Loan under paragraph (4)(i)(A)(A1) above or who selects Payment Method (B) may apply for the following Standby Second Mortgage Loan.

「備用第二按揭」貸款條款 Terms for “Standby Second Mortgage” Loan

如買方向賣方其中一間指定銀行(「第一按揭銀行」)申請第一按揭貸款，可同時向賣方或其相聯公司申請最高達樓價 30%之第二按揭貸款，惟買方必須遵守下列主要條款：

If the Purchaser applies for a first mortgage with one of the Vendor's designated banks (“first mortgagee”), then the Purchaser may at the same time apply for a Second Mortgage Loan of an amount up to 30% of the Purchase Price from the Vendor or its associated company subject to the following key conditions:

- 1) 買方必須於以下時間之內以書面通知賣方或其相聯公司申請第二按揭貸款及遞交申請表及所需文件：
The Purchaser shall serve a written notice on the Vendor or its associated company making an application for the Second Mortgage Loan and submit the application form and the necessary documents within the time as set out below:
 - i. 如買方選用付款計劃(A)，付清樓價之前不少於 60 天；或
not less than 60 days before the date of the full payment of the Purchase Price if the Purchaser selected Payment Method (A); or
 - ii. 如買方選用付款計劃(B)，不遲於 2017 年 5 月 31 日。
not later than 31 May 2017 if the Purchaser selected Payment Method (B).
- 2) 買方須先獲取第一按揭銀行同意該住宅物業作第二按揭，並能出示一切所需文件證明第一按揭加第二按揭及其他貸款之每月總還款額對其每月總入息之比率不超過香港金融管理局不時公佈之最新「供款與入息比率」。
The Purchaser shall have obtained the prior consent of the first mortgagee to the creation of a second mortgage in respect of the residential property and shall provide all necessary documents to prove that the ratio of the total amount of monthly repayment of both the first mortgage, the second mortgage and any other loan to the Purchaser's total monthly income does not exceed the latest “Debt Servicing Ratio” as announced by the Hong Kong Monetary Authority from time to time.
- 3) 第一按揭及第二按揭之總額不得超過樓價之 80%。
The aggregate amount of the First Mortgage Loan and the Second Mortgage Loan shall not exceed 80% of the Purchase Price.
- 4) 第二按揭貸款之還款年期不可超過 30 年或第一按揭貸款之還款年期(以較短者為準)。
The repayment term of the Second Mortgage Loan shall not exceed 30 years or the tenor of the first mortgage (whichever is the shorter).
- 5) 第二按揭貸款年期首三年的年利率以「香港上海滙豐銀行有限公司不時公布之最優惠利率」減二厘計算，其後以「香港上海滙豐銀行有限公司不時公布之最優惠利率」計算。
The annual interest rate of the Second Mortgage Loan for the first 3 years of the repayment term shall be calculated at 2% below the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time and thereafter shall be calculated at the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time.
- 6) 買方須於提款日後開始每月供款，利息亦由提款日起開始計算。
The Purchaser shall pay monthly instalments and interest shall be accrued starting from the date of drawdown.
- 7) 所有第二按揭之法律文件必須由賣方或其相聯公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第二按揭貸款的律師費用及雜費。
All legal documents of the second mortgage shall be prepared and handled by the solicitors designated by the Vendor or its associated company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the Second Mortgage Loan.
- 8) 賣方或其相聯公司保留批核第二按揭之最終決定權。
The Vendor or its associated company reserves the final right to decide whether or not to approve the second mortgage loan.

- 9) 所有第一按揭及第二按揭的條款及條件受制於香港金融管理局不時發出之最新指引。
All terms and conditions of the first mortgage and the second mortgage are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.
- 10) 不論第二按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the Purchase Price of the residential property in full in accordance with the agreement for sale and purchase.
- 11) 第二按揭貸款受其他條款及細則約束。
The Second Mortgage Loan is subject to other terms and conditions.

(d) **不申請備用第二按揭貸款之折扣優惠 Discount on Price for not applying the Standby Second Mortgage Loan**

- (i) 如買方於簽署臨時買賣合約時選擇不申請上述第(4)(iii)(c)段的「備用第二按揭」貸款，可獲賣方提供相等於售價 1% 之折扣優惠，並即時在售價上扣減；或
If the Purchaser selects not to apply for the “Standby Second Mortgage” Loan mentioned in paragraph (4)(iii)(c) above upon signing of the preliminary agreement for sale and purchase, the Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 1% of the Price. The discount will be deducted from the Price directly as further discount; or
- (ii) 如買方於簽署臨時買賣合約後最終選擇不申請上述第(4)(iii)(c)段的「備用第二按揭」貸款，將可獲賣方提供相等於淨樓價 1% 之現金回贈，惟買方必須於付清樓價之前不少於 30 天以書面通知賣方買方決定不申請「備用第二按揭」貸款。現金回贈將直接用於支付部份買方依據買賣合約訂明應支付之樓價餘額。
If the Purchaser after signing of preliminary agreement for sale and purchase finally selects not to apply for the “Standby Second Mortgage” Loan mentioned in paragraph (4)(iii)(c) above, the Purchaser shall be entitled to a cash rebate provided by the Vendor which is equivalent to 1% of the Net Purchase Price provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will not apply for the Standby Second Mortgage Loan not less than 30 days before the date of full payment of the Purchase Price. The cash rebate will be applied directly for part payment of the balance of the Purchase Price payable by the Purchaser pursuant to the agreement for sale and purchase.

(e) **「量購」額外 1% 現金回贈 “Bulk Purchase” Extra 1% Cash Rebate**

- 1) (I) 如(i)買方簽署一份臨時買賣合約；或(ii)買方同時簽署多於一份臨時買賣合約；或(iii)買方及其家人*各自同時簽署臨時買賣合約，購買於本價單或其他價單內公佈的兩個或以上住宅物業(「相關住宅物業」)，則賣方將就每個相關住宅物業提供相等於該相關住宅物業淨樓價 1% 之現金回贈，現金回贈將直接用於支付該相關住宅物業部份買方及/或其家人*(如適用)依據買賣合約訂明應支付之樓價餘額。
If two or more residential property(ies) (each a “relevant residential property”) in this price list or other price lists shall be purchased at the same time under (i) the same preliminary agreement for sale and purchase; or (ii) under more than one preliminary agreements for sale and purchase signed at the same time by the same Purchaser; or (iii) under more than one preliminary agreements for sale and purchase signed at the same time by the Purchaser and his immediate family member(s)* respectively, then in respect of each relevant residential property a cash rebate shall be provided by the Vendor which is equivalent to 1% of the Net Purchase Price of such relevant residential property. The cash rebate will be applied directly for part payment of the balance of the Purchase Price of such relevant residential property payable by the Purchaser and/or his immediate family member(s)* (if applicable) pursuant to the agreement for sale and purchase.
- (II) 如買方於簽署臨時買賣合約購買一個住宅物業(「已購買住宅物業」)後，該買方及/或其家人*再購買本價單或其他價單內公佈的任何住宅物業(「新購買住宅物業」)，則賣方將就每個新購買住宅物業提供相等於該新購買住宅物業淨樓價 1% 之現金回贈，現金回贈將直接用於支付該新購買住宅物業部份買方及/或其家人*(如適用)依據買賣合約訂明應支付之樓價餘額。為免存疑，買方不會就已購買住宅物業獲得任何額外折扣或現金回贈。
If a Purchaser signed a preliminary agreement for sale and purchase to purchase a residential property (“residential property previously purchased”), and that Purchaser or his immediate family member(s)* further purchases any residential property(ies) (each “residential property newly purchased”) in this price list or other price lists, then in respect of each residential property newly purchased a cash rebate shall be provided by the Vendor which is equivalent to 1% of the Net Purchase Price of such residential property newly purchased. The cash rebate will be applied directly for part payment of the balance of the Purchase Price of such residential property newly purchased payable by the

Purchaser and/or his immediate family member(s)* (if applicable) pursuant to the agreement for sale and purchase. For the avoidance of doubt, the Purchaser shall not be entitled to any extra discount or cash rebate in respect of the residential property previously purchased.

- 2) 就每個合資格的住宅物業只可獲一次「量購」額外 1% 現金回贈。

Only one “Bulk Purchase” Extra 1% Cash Rebate shall be offered for each eligible residential property.

- 3) 買方在簽署有關的臨時買賣合約前須即場提供令賣方滿意的證據證明與相關買方的家人關係，賣方就相關買方是否有家人關係擁有最終決定權，而賣方之決定為最終及對買方具有約束力。

The Purchaser shall before signing of the relevant preliminary agreement for sale and purchase on the spot provide evidence for proof of immediate family member relationship with the relevant purchaser(s) to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision shall be final and binding on the Purchaser.

- 4) 「量購」額外 1% 現金回贈受其他條款及細則約束。

The “Bulk Purchase” Extra 1% Cash Rebate is subject to other terms and conditions.

* 「家人」根據《一手住宅物業銷售條例》(第 621 章)釋義，指個人的配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

* “Immediate family member” means the spouse, parent, child, sibling, grandparent or grandchild of an individual as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

(f) **嘉里集團之合資格人士 Qualified Persons of Kerry Group**

- 1) 如買方屬任何「嘉里集團合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，該買方可獲相等於有關住宅物業淨樓價 4% 之折扣優惠，該優惠並即時在售價上作折扣扣減。

「嘉里集團合資格人士」包括下列公司或其在香港註冊成立之全資附屬公司之董事、員工及其家人*：

- (I) 嘉里建設有限公司；或
- (II) 嘉里控股有限公司；或
- (III) 嘉里貿易有限公司；或
- (IV) 香格里拉(亞洲)有限公司；或
- (V) 嘉里物流聯網有限公司。

If the Purchaser is a “Qualified Person of Kerry Group”, provided that the Purchaser did not appoint any estate agent to act for him in the purchase of the residential property(ies), such Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 4% of the Net Purchase Price of relevant residential property(ies). The benefit will be deducted from the Price directly as further discount.

“Qualified Person of Kerry Group” means the directors, employees and immediate family member* of such directors and employees of the following companies or its wholly owned subsidiaries incorporated in Hong Kong :

- (I) Kerry Properties Limited; or
- (II) Kerry Holdings Limited; or
- (III) Kerry Trading Co. Limited; or
- (IV) Shangri-la Asia Limited; or
- (V) Kerry Logistics Network Limited.

- 2) 買方在簽署有關的臨時買賣合約前須即場提供令賣方滿意的證據證明其為嘉里集團合資格人士，賣方就相關買方是否嘉里集團合資格人士有最終決定權，而賣方之決定為最終及對買方具有約束力。

The Purchaser shall before signing of the relevant preliminary agreement for sale and purchase on the spot provide evidence for proof of being a Qualified Person of Kerry Group to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchaser.

*「家人」根據《一手住宅物業銷售條例》(第621章)釋義，指個人的配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

*“Immediate family member” means the spouse, parent, child, sibling, grandparent or grandchild of an individual as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

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

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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理有關購買的所有法律文件，買方不需支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his behalf in respect of all legal documents in relation to the purchase, the Purchaser shall not be required to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, the Vendor and the Purchaser shall each pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方須支付印花稅，包括但不限於從價印花稅，買家印花稅*及額外印花稅*及任何與過期繳付印花稅有關的罰款、利息及附加費用(*如適用)。

All stamp duty payments, including but not limited to the Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* and any penalty, interest and surcharge etc. for late payment of any stamp duty shall be borne by the Purchaser (*if applicable).

(v) **買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用**

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

有關其他法律文件之律師費如：補充協議、有關批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他雜費等等，均由買方負責，一切就買賣該項目中的指明住宅物業的有關按揭及其他雜費均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certification fees for Land Grant, deed of mutual covenant and all other title documents, search fees, registration fees, plan fees and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage related to the sale and purchase of a specified residential property in the development.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

中原地產代理有限公司 Centaline Property Agency Limited

世紀21集團有限公司及特許經營商 Century 21 Group Limited and Franchisees

中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Ltd.

高力國際物業代理有限公司 Colliers International Agency Limited

晉誠地產代理有限公司 Earnest Property Agency Ltd

金滙地產有限公司 Gamway Property Agency Limited

香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited & chartered members

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Ltd.

香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association Limited & chartered members

香港蘇富比國際物業顧問 Hong Kong Sotheby's International Realty

仲量聯行有限公司 Jones Lang LaSalle Limited
美聯物業代理有限公司 Midland Realty International Limited
云房網絡（香港）有限公司 Qfang Network (Hong Kong) Agency Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
第一太平戴維斯住宅代理有限公司 Savills Realty Limited
友和地產 United Properties Limited

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為：www.mantinheights.com.hk

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