

# 價單 Price List

第一部份：基本資料

## Part 1: Basic Information

發展項目名稱 Name of Development	愛海頌 Seaside Sonata	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	海壇街218號(適用於第1座)、海壇街203號(適用於第2座)、海壇街201號(適用於第3座及5座) <sup>#</sup> 218 Hai Tan Street (applicable to Tower 1), 203 Hai Tan Street (applicable to Tower 2), 201 Hai Tan Street (applicable to Tower 3 & Tower 5) <sup>#</sup>		
發展項目中的住宅物業的總數 The total number of residential properties in the development			876

印製日期 Date of Printing	價單編號 Number of Price List
13/10/19	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
17/10/19	2A	✓
28/10/19	2B	
5/11/19	2C	
26/11/19	2D	
3/12/19	2E	
13/12/19	2F	
17/12/19	2G	
20/12/19	2H	
31/12/19	2I	
6/1/20	2J	
14/1/20	2K	

<sup>#</sup> 此等臨時門牌號數有待發展項目建成時確認。 The provisional street numbers are 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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)																
													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
2	6	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$9,039,000	199,404 (18,523)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	8	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$9,469,000	208,890 (19,404)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	10	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$9,900,000	218,398 (20,287)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	11	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,115,000	223,141 (20,727)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	15	A	68.418 (736) 露台 Balcony: 2.154 (23) 工作平台 Utility Platform: ---	\$15,858,000	231,781 (21,546)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	15	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,545,000	232,627 (21,609)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	16	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,760,000	237,370 (22,049)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	18	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,191,000	246,878 (22,932)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	19	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,375,000	250,938 (23,309)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	20	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,529,000	254,335 (23,625)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	21	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,652,000	257,048 (23,877)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	25	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,775,000	259,762 (24,129)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
2	28	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,898,000	262,475 (24,381)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

Price List No. 2K

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)									
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
2	29	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,960,000 \$12,080,000	263,843 (24,508) 266,490 (24,754)	---	---	---	---	---	---	---	---	---	---
2	32	A	68.418 (736) 露台 Balcony: 2.154 (23) 工作平台 Utility Platform: ---	\$18,454,000 \$18,638,000	269,724 (25,073) 272,414 (25,323)	---	---	---	---	---	---	---	---	---	---
2	32	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$12,236,000 \$12,358,000	269,932 (25,074) 272,623 (25,324)	---	---	---	---	---	---	---	---	---	---
2	33	A	68.418 (736) 露台 Balcony: 2.154 (23) 工作平台 Utility Platform: ---	\$18,594,000 \$18,780,000	271,771 (25,264) 274,489 (25,516)	---	---	---	---	---	---	---	---	---	---
2	33	B	45.330 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$12,328,000 \$12,451,000	271,961 (25,262) 274,675 (25,514)	---	---	---	---	---	---	---	---	---	---
3	3	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$14,912,000	208,065 (19,341)	---	---	---	---	---	---	---	---	---	---
3	3	B	72.984 (786) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$14,523,000	198,989 (18,477)	---	---	---	---	---	---	---	---	---	---
3	8	F	47.050 (506) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,870,000	231,031 (21,482)	---	---	---	---	---	---	---	---	---	---
3	8	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,199,000	238,897 (22,176)	---	---	---	---	---	---	---	---	---	---

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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)									
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
3	8	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,326,000	241,559 (22,428)	---	---	---	---	---	---	---	---	---	
3	8	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,366,000	252,393 (23,435)	---	---	---	---	---	---	---	---	---	
3	11	F	47.050 (506) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,572,000	245,951 (22,870)	---	---	---	---	---	---	---	---	---	
3	11	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$11,645,000</del> \$11,739,000	<del>248,411</del> (23,059) 250,416 (23,246)	---	---	---	---	---	---	---	---	---	
3	11	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$11,772,000</del> \$11,889,000	<del>251,072</del> (23,311) 253,567 (23,543)	---	---	---	---	---	---	---	---	---	
3	11	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$11,795,000</del> \$11,913,000	<del>261,919</del> (24,320) 264,539 (24,563)	---	---	---	---	---	---	---	---	---	
3	19	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$12,185,000</del> \$12,308,000	<del>259,930</del> (24,129) 262,554 (24,372)	---	---	---	---	---	---	---	---	---	
3	19	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$12,313,000</del> \$12,436,000	<del>262,610</del> (24,382) 265,233 (24,626)	---	---	---	---	---	---	---	---	---	

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)									
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
3	19	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,314,000 \$12,437,000	273,444 (25,390) 276,175 (25,643)	---	---	---	---	---	---	---	---	---	---
3	25	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$19,769,000	275,834 (25,641)	---	---	---	---	---	---	---	---	---	---
3	25	B	72.984 (786) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,758,000	270,717 (25,137)	---	---	---	---	---	---	---	---	---	---
3	33	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,178,000	295,493 (27,468)	---	---	---	---	---	---	---	---	---	---
3	33	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,167,000 \$21,378,000	290,178 (26,964) 293,070 (27,233)	---	---	---	---	---	---	---	---	---	---
3	33	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,758,000 \$12,885,000	272,153 (25,263) 274,862 (25,515)	---	---	---	---	---	---	---	---	---	---
3	33	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,885,000 \$13,013,000	274,810 (25,515) 277,540 (25,768)	---	---	---	---	---	---	---	---	---	---
3	33	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,863,000 \$12,992,000	285,635 (26,522) 288,500 (26,788)	---	---	---	---	---	---	---	---	---	---
3	36	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,663,000	302,260 (28,097)	---	---	---	---	---	---	---	---	---	---

Price List No. 2K

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)									
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
3	36	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,662,000	296,963 (27,595)	---	---	---	---	---	---	---	---	---	---
3	36	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,918,000 \$13,176,000	275,566 (25,580) 281,070 (26,091)	---	---	---	---	---	---	---	---	---	---
3	36	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$13,045,000 \$13,306,000	278,222 (25,832) 283,789 (26,349)	---	---	---	---	---	---	---	---	---	---
3	36	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$13,017,000 \$13,278,000	289,055 (26,839) 294,850 (27,377)	---	---	---	---	---	---	---	---	---	---
5	3	C	44.933 (484) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,764,000	239,557 (22,240)	---	---	---	---	---	---	---	---	---	---
5	3	D	46.721 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,680,000	228,591 (21,233)	---	---	---	---	---	---	---	---	---	---
5	3	E	47.115 (507) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,508,000	223,029 (20,726)	---	---	---	---	---	---	---	---	---	---
5	3	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,308,000	219,890 (20,412)	---	---	---	---	---	---	---	---	---	---
5	3	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$9,958,000	212,383 (19,719)	---	---	---	---	---	---	---	---	---	---
5	3	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,358,000	230,009 (21,357)	---	---	---	---	---	---	---	---	---	---
5	5	C	44.933 (484) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,917,000	242,962 (22,556)	---	---	---	---	---	---	---	---	---	---

Price List No. 2K

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)																
													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
5	5	D	46.721 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,837,000	231,951 (21,545)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	5	E	47.115 (507) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,668,000	226,425 (21,041)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	5	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,531,000	224,647 (20,853)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	5	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,181,000	217,139 (20,160)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	5	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,573,000	234,783 (21,800)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	6	C	44.933 (484) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,069,000	246,345 (22,870)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	6	D	46.721 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,996,000	235,355 (21,861)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	6	E	47.115 (507) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,828,000	229,821 (21,357)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	7	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,976,000	234,140 (21,735)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	7	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,627,000	226,651 (21,044)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	7	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,000,000	244,265 (22,680)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	9	C	44.933 (484) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,587,000	257,873 (23,940)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	9	D	46.721 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,535,000	246,891 (22,932)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	9	E	47.115 (507) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,372,000	241,367 (22,430)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

Price List No. 2K

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)																
													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
5	10	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,518,000	245,702 (22,808)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	10	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,199,000	238,851 (22,176)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	10	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,519,000	255,790 (23,751)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	12	C	44.933 (484) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,922,000	265,328 (24,632)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	12	D	46.721 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,883,000	254,340 (23,624)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	12	E	47.115 (507) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,722,000	248,796 (23,120)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	15	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,867,000	253,146 (23,499)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	15	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,612,000	247,659 (22,994)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	15	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,855,000	263,251 (24,443)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	17	C	44.933 (484) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,227,000	272,116 (25,262)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	17	D	46.721 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,201,000	261,146 (24,256)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	17	E	47.115 (507) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,042,000	255,587 (23,751)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	21	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,313,000	262,661 (24,382)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	21	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,154,000	259,219 (24,067)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

Price List No. 2K



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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)																
													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
5	21	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,284,000	272,778 (25,328)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	26	C	44.933 (484) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,562,000	279,572 (25,955)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	26	D	46.721 (503) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,548,000	268,573 (24,946)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	26	E	47.115 (507) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,393,000	263,037 (24,444)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	31	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$12,663,000</del> \$12,790,000	<del>270,127</del> (25,075) 272,836 (25,327)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	31	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$12,503,000</del> \$12,628,000	<del>266,662</del> (24,758) 269,328 (25,006)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	31	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$12,619,000</del> \$12,681,000	<del>280,217</del> (26,019) 281,593 (26,146)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	35	G	46.878 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$12,853,000</del> \$12,982,000	<del>274,180</del> (25,451) 276,932 (25,707)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
5	35	H	46.887 (505) 露台 Balcony: --- 工作平台 Utility Platform: ---	<del>\$12,695,000</del> \$12,822,000	<del>270,757</del> (25,139) 273,466 (25,390)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

Price List No. 2K



### 第三部份：其他資料

### Part 3 : Other Information

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

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

#### 第 52(1)條 / Section 52(1)

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

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

#### 第 53(2)條 / Section 53(2)

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

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

#### 第 53(3)條 / Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

4)(i) 註：於本第 4 節內：(a) 「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額；(b) 「賣方」指市區重建局，而「如此聘用的人」指 Swiss Investments Limited，即獲市區重建局聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this section 4: (a) "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price; (b) "Vendor" means Urban Renewal Authority and "Person so Engaged" means Swiss Investments Limited, the person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

#### 支付條款:

#### Terms of Payment :

##### (一) 即供付款計劃 – 照售價減 4%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 94% 成交金額餘款於買方簽署臨時買賣合約後 210 天內繳付。

##### (1) Immediate Payment Plan – 4% discount on the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 94% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.

**(二) 360 靈活付款計劃- 照售價減 3%**

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 94% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

**(2) 360 Flexible Payment Plan – 3% discount on the Price**

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 94% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

**(三) 建築期付款計劃 – 照售價**

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 210 天內繳付。
4. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 360 天內繳付。
5. 成交金額 92% 成交金額餘款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後的 14 天內繳付。

**(3) Regular Payment Plan – The Price**

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 1% of the Transaction Price being the Further Deposit shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 1% of the Transaction Price being the Further Deposit shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.
5. 92% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

**(四) 即供付款計劃二 – 照售價減 5%**

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。

**(4) Immediate Payment Plan II– 5% discount on the Price**

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the price is available:**

(a) 見 4(i)。

See 4(i).

(b) 「升級置業折扣」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

**“Upgrade Property Purchase Discount” Benefit**

An extra 3% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(c) 「印花稅折扣」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 15% 折扣作為印花稅津貼。

**“Stamp Duty Discount” Benefit**

An extra 15% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list as a subsidy to the stamp duty.

(d) 「家庭認購優惠」

如買方簽署臨時買賣合約購買任何一個「優惠適用住宅物業」（該獲購之「優惠適用住宅物業」稱為「指定住宅物業」），而「指定住宅物業」加上其「關聯住宅物業」之總數為 2 個或以上：

- (a) 如「指定住宅物業」之臨時買賣合約及「關聯住宅物業」之臨時買賣合約為同時簽署或如「指定住宅物業」及「關聯住宅物業」受同一份臨時買賣合約涵蓋，則每一「指定住宅物業」及「關聯住宅物業」之買方可獲額外售價 1% 折扣；或
- (b) 如「關聯住宅物業」之臨時買賣合約於「指定住宅物業」之臨時買賣合約簽署後但於「指定住宅物業」之臨時買賣合約日期當日或該日後 60 天內簽署，且該「指定住宅物業」之臨時買賣合約或買賣合約仍然存續，則只有「關聯住宅物業」之買方可獲額外售價 1% 折扣。

註：

(I) 「優惠適用住宅物業」指以下任何住宅物業：發展項目第 3 座 20-40 樓之 A 或 B 單位 或 第 5 座 20-40 樓之 A 或 B 單位；

(II) 如發展項目住宅物業為「優惠適用住宅物業」並符合下列任何一項，即為一「指定住宅物業」之「關聯住宅物業」：

(a) 該住宅物業之買方（或組成該買方之任何人士）為「指定住宅物業」之買方（或組成該買方之任何人士），或「指定住宅物業」之買方（或組成該買方之任何人士）之「近親」；或

(b) 該住宅物業之買方（或組成該買方之任何人士）為「指定住宅物業」之任何其他「關聯住宅物業」之買方（或組成該買方之任何人士），或「指定住宅物業」之任何其他「關聯住宅物業」之買方（或組成該買方之任何人士）之「近親」。

(III) 「近親」指任何個人的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈、岳母、翁姑、女婿及媳婦。

(IV) 於任何情況下，每一個住宅物業只可獲一次「家庭認購優惠」，不論該住宅物業是否屬多於一個「指定住宅物業」之「關聯住宅物業」。

**“Family Purchase Benefit”**

If a Purchaser signs a preliminary agreement for sale and purchase to purchase any Benefit Applicable Residential Property (the Benefit Applicable Residential Property so purchased will be referred to as the “Designated Residential Property”), and the total number of the Designated Residential Property plus its Related Residential Property is 2 or above:

- (a) an extra 1% discount on the Price will be offered to the Purchaser of each of the Designated Residential Property and the Related Residential Property, if the preliminary agreement for sale and purchase of the Designated Residential Property and that of the Related Residential Property are signed at the same time or if the Designated Residential Property and the Related Residential Property are covered by one single preliminary agreement for sale and purchase; or
- (b) an extra 1% discount on the Price will only be offered to the Purchaser of the Related Residential Property if the preliminary agreement for sale and purchase of the Related Residential Property is signed after the signing of the preliminary agreement for sale and purchase of the Designated Residential Property but on the same date of or within 60 days after the date of the preliminary agreement for sale and purchase of the Designated Residential Property, and the preliminary agreement for sale and purchase or the agreement for sale and purchase of the Designated Residential Property is still subsisting.

Notes:

(I) “Benefit Applicable Residential Property” means any of the following residential properties: Flat A or B on 20-40/F of Tower 3 or Flat A or B on 20-40/F of Tower 5 of the Development;

(II) A residential property of the Development is a “Related Residential Property” of a Designated Residential Property if it is a Benefit Applicable Residential Property and any of the following conditions is satisfied:

(a) the Purchaser (or any person comprising that Purchaser) of that residential property is the Purchaser (or any person comprising that Purchaser) of the Designated Residential Property, or a Close Relative of the Purchaser (or any person comprising that Purchaser) of the Designated Residential Property; OR

(b) the Purchaser (or any person comprising that Purchaser) of that residential property is the Purchaser (or any person comprising that Purchaser) of any other Related Residential Property of the Designated Residential Property, or a Close Relative of the Purchaser (or any person comprising that Purchaser) of any other Related Residential Property of the Designated Residential Property.

(III) “Close Relatives” means a spouse, parent, child, sibling, grandparent, grandchild, parent-in-law and child-in-law of a person.

(IV) In any circumstances, each residential property shall be entitled to “Family Purchase Benefit” once only, whether or not such residential property is a Related Residential Property of more than one Designated Residential Property.

(e) 「市區換樓易優惠」

凡於 2020 年 1 月 10 日至 2020 年 2 月 2 日期間(包括該兩日)簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可獲額外售價 3% 折扣。

第 2 座 17-18 樓、21 樓及 25-27 樓之 A 單位；  
第 2 座 21 樓 之 D 單位；  
第 2 座 25 樓 之 E 單位；  
第 2 座 30 樓、38 樓 及 39 樓之 F 單位；  
第 3 座 19-21 樓、23-26 樓及 32 樓之 D 單位；  
第 3 座 11-17 樓之 E 單位  
第 3 座 17 樓及 20 樓之 F 單位；  
第 3 座 16-17 樓及 21 樓之 G 單位；  
第 3 座 6 樓、10 樓、12 樓、17 樓及 21 樓之 H 單位；  
第 3 座 3 樓、11 樓、16 樓、17 樓及 21 樓之 J 單位

不設 4 樓、13 樓、14 樓、24 樓及 34 樓

**“Urban Property Purchase Benefit”**

An extra 3% discount on the Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following designated residential property (some of which are included in this price list and the others are included in other different price lists of the Development) between 10 January 2020 and 2 February 2020 (both days inclusive).

Flat A, 17-18/F, 21/F & 25-27/F, Tower 2;  
Flat D, 21/F, Tower 2;  
Flat E, 25/F, Tower 2;  
Flat F, 30/F, 38/F & 39/F, Tower 2;  
Flat D, 19-21/F, 23-26/F & 32/F, Tower 3;  
Flat E, 11-17/F, Tower 3  
Flat F, 17/F & 20/F, Tower 3;  
Flat G, 16/F-17/F & 21/F, Tower 3;  
Flat H, 6/F, 10/F, 12/F, 17/F & 21/F, Tower 3;  
Flat J, 3/F, 11/F, 16/F, 17/F & 21/F, Tower 3;

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

(f) 「建期上會易優惠」(只適用於「建築期付款計劃」)

簽署臨時買賣合約並選用「建築期付款計劃」購買本價單所列之住宅物業之買方可獲額外售價 2% 折扣。

**“Regular Payment Preferential Benefit”** (Only applicable to **“Regular Payment Plan”**)

An extra 2% discount on the Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase and chooses “Regular Payment Plan” to purchase any residential property in this price list.

4)(iii) 可就購買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:**

(a) 「成交金額 50%<sup>®</sup> 第一按揭」安排

買方可向 “Winchesto Finance Company Limited” 或 “Starcom Venture Limited” 或如此聘用的人介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 50%<sup>®</sup> 或物業估價（由介紹之第一承按人釐定）之 50%<sup>®</sup>（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下主要條款及條件規限：

1. 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
2. 第一按揭年期必須不長於 25 年。
3. 第一按揭首 36 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減 2.85% p.a. (P-2.85%)計算。其後之年利率以最優惠利率(P)加 1% p.a. (P+1%)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方或如此聘用的人並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第一按揭之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。

第一按揭條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之批核概以介紹之第一承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。賣方或如此聘用的人並無或不得被視為就第一按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

<sup>®</sup> 在考慮決定最高貸款額時，會先從成交金額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 arrangement of “first mortgage for 50% of Transaction Price<sup>®</sup>”**

The Purchaser may apply to “Winchesto Finance Company Limited” or “Starcom Venture Limited” or any other company referred by the Person so Engaged (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 50% of the Transaction Price<sup>®</sup> or 50% of the valuation of the property<sup>®</sup> (as determined by the Referred First Mortgagee) (whichever is lower) (the “First Mortgage”). The First Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
2. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 36 months of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.85% per annum (P-2.85%). The interest rate for the rest of the term of the First Mortgage shall be Prime Rate plus 1% per annum (P+1%). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the First Mortgage must be prepared by the solicitors’ firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor or the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor or the Person so Engaged in respect of the terms and conditions and the approval of applications for the First Mortgage.

<sup>®</sup> 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 Transaction Price in determining the maximum loan amount.

(b) 「成交金額 30%<sup>®</sup> 第二按揭」安排

買方可向“Winchesto Finance Company Limited”或“Starcom Venture Limited”或如此聘用的人介紹之其他公司（「介紹之第二承按人」）申請最高達成交金額之 30%<sup>®</sup> 或物業估價（由介紹之第二承按人釐定）之 30%<sup>®</sup>（以較低者為準）之第二按揭（「第二按揭」）。第一按揭加第二按揭總貸款額合共不超過成交金額之 80%<sup>®</sup> 或物業估價之 80%<sup>®</sup>（以較低者為準），第二按揭及其申請受以下主要條款及條件規限：

1. 買方須先確定第一按揭銀行/財務機構同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。
3. 第二按揭首 36 個月的年利率以介紹之第二承按人引用之最優惠利率(P)減 2.85% p.a. (P-2.85%)計算。其後的年利率以最優惠利率(P)加 1% p.a. (P+1%)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第二承按人審批結果而定，賣方或如此聘用的人並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第二按揭之文件必須由介紹之第二承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向第一按揭銀行/財務機構及介紹之第二承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件及申請手續。

第二按揭條款及批核條件僅供參考，介紹之第二承按人保留不時更改第二按揭條款及批核條件的權利。

有關第二按揭之按揭條款及條件以及申請之批核概以介紹之第二承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。賣方或如此聘用的人並無或不得被視為就第二按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

<sup>®</sup>在考慮決定最高貸款額時，會先從成交金額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 arrangement of “second mortgage for 30% of Transaction Price<sup>®</sup>”**

The Purchaser may apply to “Winchesto Finance Company Limited” or “Starcom Venture Limited” or any other company referred by the Person so Engaged (the “**Referred Second Mortgagee**”) for second mortgage with a maximum loan amount equivalent to 30% of the Transaction Price<sup>®</sup> or 30% of the valuation of the property<sup>®</sup> (as determined by the Referred Second Mortgagee) (whichever is lower) (the “**Second Mortgage**”). The total loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price<sup>®</sup> or 80% of the valuation of the property<sup>®</sup> (whichever is lower). The Second Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank/financial institution consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, the Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.
3. The interest rate of the first 36 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.85% per annum (P-2.85%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate plus 1% per annum (P+1%). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the Second Mortgage must be prepared by the solicitors’ firm designated by the Referred Second Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with the first mortgagee bank/financial institution and Padraic Finance Limited, the service agency of the Referred Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the first mortgage and the Second Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the Second Mortgage are for reference only, the Referred Second Mortgagee reserves the right to change the terms and conditions and approval conditions of the Second Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the Second Mortgage are subject to the final decision of the Referred Second Mortgagee, and are not related to the Vendor or the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor or the Person so Engaged in respect of the terms and conditions and the approval of applications for the Second Mortgage.

<sup>®</sup> 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 Transaction Price in determining the maximum loan amount.

(c) 「名貴家電」優惠

簽署臨時買賣合約購買本價單所列之住宅物業並能即場出示指定之印有相關優惠的宣傳卡之買方，可獲得由如此聘用的人提供總值港幣\$12,000 元之豐澤禮券。上述豐澤禮券之使用(包括使用期限等)受豐澤電器所訂之條款及條件限制，本優惠詳情以相關交易文件條款及條件為準。

**“Deluxe Electrical Appliance” Benefit**

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property in this price list and on spot provides a designated promotion card which printed with the related benefit, will receive Fortress Coupon(s) at the total value of HK\$12,000 provided by the Person so Engaged. The use of the aforesaid Fortress Coupon(s) (including validity period etc.) is subject to the terms and conditions prescribed by Fortress. This benefit is subject to the terms and conditions of the relevant transaction documents.



(d) 「家族推介」優惠

由 2020 年 1 月 18 日起（包括該日）如買方簽署臨時買賣合約購買任何一個本價單所列之發展項目住宅物業（該獲購之住宅物業稱為「指定住宅物業」），而「指定住宅物業」加上其「關聯住宅物業」之總數為 2 個或以上：

- (a) 如「指定住宅物業」之臨時買賣合約及「關聯住宅物業」之臨時買賣合約為同時簽署或如「指定住宅物業」及「關聯住宅物業」受同一份臨時買賣合約涵蓋，則每一「指定住宅物業」之買方可獲由如此聘用的人提供總值港幣\$30,000 之豐澤禮券（下稱「(a)類情況」）；或
- (b) 如「指定住宅物業」之臨時買賣合約於「關聯住宅物業」之臨時買賣合約簽署後簽署，且該「關聯住宅物業」之臨時買賣合約或買賣合約仍然存續，則該「指定住宅物業」之買方可獲由如此聘用的人提供總值港幣\$30,000 之豐澤禮券。

註：

- (I) 如發展項目住宅物業符合下述條件，即為一「指定住宅物業」之「關聯住宅物業」：該住宅物業之買方（或組成該買方之任何人士）為該「指定住宅物業」之買方（或組成該買方之任何人士），或該「指定住宅物業」之買方（或組成該買方之任何人士）之「近親」。
- (II) 「近親」指任何個人的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈、岳母、翁姑、女婿及媳婦。
- (III) 於任何情況下，每一個住宅物業只可獲一次「家族推介」優惠，不論該住宅物業是否屬多於一個「關聯住宅物業」之「指定住宅物業」。
- (IV) 如屬(a)類情況，作為「關聯住宅物業」之住宅物業不可作為「指定住宅物業」獲取「家族推介」優惠（舉例說明：如一份臨時買賣合約涵蓋三個住宅物業，只有兩個住宅物業可作為「指定住宅物業」各獲取一次「家族推介」優惠）。
- (V) 上述豐澤禮券之使用（包括使用期限等）受豐澤電器所訂之條款及條件限制。
- (VI) 詳情以相關交易文件條款及條件為準。

**“Family Referral” Benefit**

From (and inclusive of) 18 January 2020 if a Purchaser signs a preliminary agreement for sale and purchase to purchase any residential property in the development listed in this price list (the residential property so purchased will be referred to as the “Designated Residential Property”), and the total number of the Designated Residential Property plus its Related Residential Property is 2 or above:

- (a) the Purchaser of each Designated Residential Property will receive Fortress Coupon(s) at the total value of HK\$30,000 provided by the Person so Engaged, if the preliminary agreement for sale and purchase of the Designated Residential Property and that of the Related Residential Property are signed at the same time or if the Designated Residential Property and the Related Residential Property are covered by one single preliminary agreement for sale and purchase (“Scenario (a)”); or
- (b) the Purchaser of each of Designated Residential Property will receive Fortress Coupon(s) at the total value of HK\$30,000 provided by the Person so Engaged, if the preliminary agreement for sale and purchase of the Designated Residential Property is signed after the signing of the preliminary agreement for sale and purchase of the Related Residential Property, and the preliminary agreement for sale and purchase or the agreement for sale and purchase of the Related Residential Property is still subsisting.

Notes:

- (I) A residential property of the Development is a “Related Residential Property” of a Designated Residential Property if the following condition is satisfied: the Purchaser (or any person comprising that Purchaser) of that residential property is the Purchaser (or any person comprising that Purchaser) of that Designated Residential Property, or a Close Relative of the Purchaser (or any person comprising that Purchaser) of that Designated Residential Property.
- (II) “Close Relatives” means a spouse, parent, child, sibling, grandparent, grandchild, parent-in-law and child-in-law of a person.
- (III) In any circumstances, each residential property shall be entitled to “Family Referral” Benefit once only, whether or not such residential property is a Designated Residential Property of more than one Related Residential Property.
- (IV) In Scenario (a), the residential property which is the “Related Residential Property” may not be regarded as a Designated Residential Property for obtaining a “Family Referral” Benefit (for the purpose of illustration, where a preliminary agreement for sale and purchase covers 3 residential properties, only 2 of them will be entitled to “Family Referral” Benefit once each as a Designated Residential Property).
- (V) The use of the aforesaid Fortress Coupon(s) (including validity period etc.) is subject to the terms and conditions prescribed by Fortress.
- (VI) Subject to the terms and conditions of the relevant transaction documents.

4)(iv) **誰人負責支付買賣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:**

(a) 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其買賣合約及轉讓契等所有法律文件，及該賣方指定之代表律師亦同時處理其按揭事宜，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。

If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase including the agreement for sale and purchase and assignment and that Vendor's solicitors are also appointed to handle mortgage transactions, the Vendor agrees to bear the legal cost 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, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) **買方須為就買賣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:**

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關按揭之律師費及其他費用均由買方負責及繳付。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fees for Government Lease, 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. In any event, the Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

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:

賣方委任的代理：

Agent appointed by the Vendor:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

請注意：任何人可委任任何地產代理在購買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) 賣方就發展項目指定的互聯網網站的網址為：**www.seasidesonata.hk**

The address of the website designated by the vendor for the Development is: **www.seasidesonata.hk**