

價單 Price List

第一部份：基本資料

Part 1: Basic Information

期數名稱	NOVO LAND的第1A期	期數 (如有)	第1A期
Name of Phase	Phase 1A of NOVO LAND	Phase No. (if any)	Phase 1A
期數位置	欣寶路8號		
Location of Phase	8 YAN PO ROAD		
期數中的住宅物業的總數	824		
The total number of residential properties in the Phase			

印製日期	價單編號
Date of Printing	Number of Price List
06 August 2022	6

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

修改日期	經修改的價單編號	如物業價錢經修改，請以「√」標示
Date of Revision	Numbering of Revised Price List	Please use "√" to indicate changes to prices of residential properties
		價錢 Price
無	無	無
NIL	NIL	NIL

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
Elverum 第1座 Elverum Tower 1	33	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,444,000	176,121 (16,372)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	32	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,414,000	175,659 (16,329)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	31	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,385,000	175,213 (16,288)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	30	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,354,000	174,736 (16,243)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	23	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,179,000	172,043 (15,993)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	22	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,149,000	171,581 (15,950)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	21	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,121,000	171,150 (15,910)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	20	A3#	64.978 (699) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,093,000	170,719 (15,870)	-	-	-	-	-	-	-	-	-	-

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，每平方米) 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
Elverum 第1座 Elverum Tower 1	33	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,261,000	194,985 (18,132)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	32	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,249,000	194,436 (18,081)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	31	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,239,000	193,978 (18,038)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	30	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,228,000	193,475 (17,991)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	29	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,216,000	192,925 (17,940)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	28	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,216,000	192,925 (17,940)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	27	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,194,000	191,919 (17,847)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	26	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,184,000	191,461 (17,804)	-	-	-	-	-	-	-	-	-	-

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，每平方米) 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
Elverum 第1座 Elverum Tower 1	25	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,173,000	190,958 (17,757)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	23	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,162,000	190,454 (17,711)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	22	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,151,000	189,951 (17,664)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	21	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,141,000	189,493 (17,621)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	20	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,131,000	189,036 (17,579)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	18	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,120,000	188,532 (17,532)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	17	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,111,000	188,121 (17,494)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	16	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,102,000	187,709 (17,455)	-	-	-	-	-	-	-	-	-	-

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，每平方米) 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
Elverum 第1座 Elverum Tower 1	15	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,094,000	187,343 (17,421)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	12	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,087,000	187,022 (17,391)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	11	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,079,000	186,656 (17,357)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	10	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,071,000	186,290 (17,323)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	9	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,061,000	185,833 (17,281)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	8	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,061,000	185,833 (17,281)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	7	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,046,000	185,146 (17,217)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	6	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,038,000	184,780 (17,183)	-	-	-	-	-	-	-	-	-	-

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，每平方米) 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
Elverum 第1座 Elverum Tower 1	5	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,029,000	184,368 (17,145)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	3	C	21.853 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,022,000	184,048 (17,115)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	花園層 (2 樓) Garden Floor (2/F)	C	19.853 (214) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	3,995,000	201,229 (18,668)	-	-	-	2.514 (27)	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	9	D	21.872 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,061,000	185,671 (17,281)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	8	D	21.872 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,061,000	185,671 (17,281)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	7	D	21.872 (235) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	4,046,000	184,985 (17,217)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	31	J	44.781 (482) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	8,314,000	185,659 (17,249)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	30	J	44.781 (482) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	8,292,000	185,168 (17,203)	-	-	-	-	-	-	-	-	-	-

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
Elverum 第1座 Elverum Tower 1	29	J	44.781 (482) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	8,271,000	184,699 (17,160)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	25	J	44.793 (482) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	8,185,000	182,729 (16,981)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	23	J	44.793 (482) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	8,164,000	182,261 (16,938)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	18	J	44.793 (482) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	8,080,000	180,385 (16,763)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	17	J	44.793 (482) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:1.500 (16)	8,064,000	180,028 (16,730)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	33	M	41.791 (450) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	7,549,000	180,637 (16,776)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	32	M	41.791 (450) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	7,529,000	180,158 (16,731)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	31	M	41.791 (450) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	7,509,000	179,680 (16,687)	-	-	-	-	-	-	-	-	-	-

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
Elverum 第1座 Elverum Tower 1	30	M	41.791 (450) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	7,491,000	179,249 (16,647)	-	-	-	-	-	-	-	-	-	-
Elverum 第1座 Elverum Tower 1	29	M	41.791 (450) 露台 Balcony:2.001 (22) 工作平台 Utility Platform:1.501 (16)	7,471,000	178,771 (16,602)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	30	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,435,000	175,666 (16,312)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	29	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,406,000	175,221 (16,271)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	28	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,406,000	175,221 (16,271)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	23	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,259,000	172,963 (16,061)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	22	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,229,000	172,502 (16,019)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	21	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,201,000	172,072 (15,979)	-	-	-	-	-	-	-	-	-	-

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
Elverum 第2座 Elverum Tower 2	16	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,098,000	170,489 (15,832)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	15	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,076,000	170,151 (15,800)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	12	A1#	65.095 (701) 露台 Balcony:2.451 (26) 工作平台 Utility Platform:1.500 (16)	11,053,000	169,798 (15,767)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	33	A2*	54.719 (589) 露台 Balcony:2.090 (22) 工作平台 Utility Platform:1.501 (16)	10,221,000	186,791 (17,353)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	32	A2*	54.719 (589) 露台 Balcony:2.090 (22) 工作平台 Utility Platform:1.501 (16)	10,194,000	186,297 (17,307)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	31	A2*	54.719 (589) 露台 Balcony:2.090 (22) 工作平台 Utility Platform:1.501 (16)	10,167,000	185,804 (17,261)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	30	A2*	54.719 (589) 露台 Balcony:2.090 (22) 工作平台 Utility Platform:1.501 (16)	10,140,000	185,310 (17,216)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	33	D	40.925 (441) 露台 Balcony:2.100 (23) 工作平台 Utility Platform:1.500 (16)	7,455,000	182,162 (16,905)	-	-	-	-	-	-	-	-	-	-

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
Elverum 第2座 Elverum Tower 2	32	D	40.925 (441) 露台 Balcony:2.100 (23) 工作平台 Utility Platform:1.500 (16)	7,435,000	181,674 (16,859)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	31	D	40.925 (441) 露台 Balcony:2.100 (23) 工作平台 Utility Platform:1.500 (16)	7,418,000	181,258 (16,821)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	30	D	40.925 (441) 露台 Balcony:2.100 (23) 工作平台 Utility Platform:1.500 (16)	7,398,000	180,770 (16,776)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	29	D	40.925 (441) 露台 Balcony:2.100 (23) 工作平台 Utility Platform:1.500 (16)	7,379,000	180,305 (16,732)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	28	D	40.991 (441) 露台 Balcony:2.112 (23) 工作平台 Utility Platform:1.500 (16)	7,379,000	180,015 (16,732)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	27	D	40.991 (441) 露台 Balcony:2.112 (23) 工作平台 Utility Platform:1.500 (16)	7,340,000	179,064 (16,644)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	26	D	40.991 (441) 露台 Balcony:2.112 (23) 工作平台 Utility Platform:1.500 (16)	7,321,000	178,600 (16,601)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	33	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,539,000	201,264 (18,713)	-	-	-	-	-	-	-	-	-	-

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，每平方米) 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
Elverum 第2座 Elverum Tower 2	32	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,526,000	200,792 (18,669)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	31	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,511,000	200,247 (18,618)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	30	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,495,000	199,666 (18,564)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	29	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,481,000	199,157 (18,517)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	25	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,425,000	197,122 (18,328)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	23	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,411,000	196,613 (18,280)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	18	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,355,000	194,579 (18,091)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	17	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,344,000	194,179 (18,054)	-	-	-	-	-	-	-	-	-	-

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
Elverum 第2座 Elverum Tower 2	16	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,334,000	193,816 (18,020)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	15	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,322,000	193,380 (17,980)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	9	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,280,000	191,853 (17,838)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	8	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,280,000	191,853 (17,838)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	7	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,260,000	191,127 (17,770)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	6	L	27.521 (296) 露台 Balcony:2.002 (22) 工作平台 Utility Platform:0.000 (0)	5,248,000	190,691 (17,730)	-	-	-	-	-	-	-	-	-	-
Elverum 第2座 Elverum Tower 2	28	N	43.790 (471) 露台 Balcony:2.138 (23) 工作平台 Utility Platform:1.501 (16)	8,245,000	188,285 (17,505)	-	-	-	-	-	-	-	-	-	-

第三部份:其他資料

Part 3:Other Information

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

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

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付樓價的 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) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約(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售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(A1) 現金付款計劃
Cash Payment Plan

(i) 支付條款
The 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（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為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\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) 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”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價 95% (樓價餘額) 於簽署臨時買賣合約的日期後 60 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
95% of the purchase price (balance of purchase price) shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(A1)段所述的付款計劃之買方，可獲 5.5% 售價折扣優惠。

A 5.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲 3.5% 售價折扣優惠。

The Purchaser will be offered 3.5% discount on the price.

3. 額外折扣

Extra Discount

買方可獲5%售價折扣優惠。

The Purchaser will be offered 5% discount on the price.

4. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

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

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

5. 港幣\$10,000 折扣(只適用於開放式、一房或兩房單位(Elverum 第2座28樓N單位除外))

HK\$10,000 Discount (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

(a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(A1)(iii)4段所述之家具獎勵積分。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具獎勵積分的其中一項。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Bonus Points set out in paragraph (4)(A1)(iii)4. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Bonus Points.

(c) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

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

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

1. 快樂家庭現金回贈(只適用於個人名義買方)

Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1% 之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

2. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

3. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$5,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方符合附錄 4 及附錄 5 所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

4. 家具獎勵積分(只適用於開放式、一房或兩房單位(Elverum 第 2 座 28 樓 N 單位除外))

Furniture Bonus Points (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

如買方於簽署臨時買賣合約時不選擇第(4)(A1)(ii)5 段所述之港幣\$10,000 折扣，則買方可獲附錄 7 所述之家具獎勵積分。詳情請參閱附錄 7。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(A1)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Bonus Points as set out in Annex 7. Please see Annex 7 for details.

有關優惠，一經選擇，任何情況下不得更改。

The relevant benefit, once selected, shall not be changed under any circumstances.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(A1)(ii)5段所述之港幣\$10,000折扣或第(4)(A1)(iii)4段所述之家具獎勵積分的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(A1)(ii)5 or the Furniture Bonus Points as set out in paragraph (4)(A1)(iii)4.

5. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及第(4)(A1)(iii)9 段所述的該傢俱及物件(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the Furniture and Chattels (if any) as set out in paragraph (4)(A1)(iii)9.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

6. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 選購於價單上設有符號“#”之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(a)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(a) for details.

- (b) 選購於價單上設有符號“*”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(b)。

The Purchaser of a residential property that is marked with a “*” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(b) for details.

7. 九巴月票半價優惠

KMB Monthly Pass at half price

詳情請參閱附錄 9。

Please see Annex 9 for details.

8. 深圳灣口岸車票半價優惠

Shenzhen Bay Port Bus Ticket at half price

詳情請參閱附錄 10。

Please see Annex 10 for details.

9. 送贈傢俱及物件優惠 (只適用於 Elverum 第 2 座 28 樓 N 單位)

Free Furniture and Chattels Offer (only applicable to Flat N at 28/F of Elverum Tower 2)

買方可免費獲贈本價單附錄 11 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱及物件』)。賣方或其代表不會就該傢俱及物件作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱及物件將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱及物件提出任何異議或質詢。為免疑問，第(4)(A1)(iii)5 段所述的首 3 年保修優惠不適用於該傢俱及物件。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 11 hereto (the “Furniture and Chattels”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture and Chattels. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality and fitness of any of the Furniture and Chattels and as to whether any of the Furniture and Chattels is or will be in working condition. The Furniture and Chattels will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(A1)(iii)5 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

(4)(B1) 靈活付款計劃 Flexible Payment Plan

(i) 支付條款 The 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（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為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\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) 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”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 180 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
A further deposit equivalent to 5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價 90% (樓價餘額) 於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
90% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

1. 付款計劃優惠 Payment Plan Benefit

選擇第(4)(B1)段所述的付款計劃之買方，可獲 2.5% 售價折扣優惠。

A 2.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B1).

2. 置業售價折扣

Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3.5%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3.5% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(B1)(iii)1段所述之印花稅直送。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(B1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Express set out in paragraph (4)(B1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Express as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 額外折扣

Extra Discount

買方可獲5%售價折扣優惠。

The Purchaser will be offered 5% discount on the price.

4. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

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

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

5. 港幣\$10,000 折扣(只適用於開放式、一房或兩房單位(Elverum 第2座28樓N單位除外))

HK\$10,000 Discount (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

- (a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(B1)(iii)7段所述之家具獎勵積分。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具獎勵積分的其中一項。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Bonus Points set out in paragraph (4)(B1)(iii)7. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Bonus Points.

(c) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

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

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

1. 印花稅直送

Stamp Duty Express

如買方於簽署臨時買賣合約時不選擇第(4)(B1)(ii)2段所述之置業售價折扣，買方可享有印花稅直送，金額相當於樓價的3.75%。詳情請參閱附錄1。

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express in an amount equal to 3.75% of the purchase price. Please see Annex 1 for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(B1)(ii)2段所述之置業售價折扣或第(4)(B1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 or the Stamp Duty Express as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 特別現金回贈

Special Cash Rebate

如買方：

Where the Purchaser:

- 沒有使用第(4)(B1)(iii)6(a)段所述的Super 第二按揭貸款；及
has not utilized the Super Second Mortgage Loan as set out in paragraph (4)(B1)(iii)6(a); and
- 沒有使用第(4)(B1)(iii)6(c)段所述的漸進式供款計劃・第一按揭貸款；及
has not utilized the Gradual Instalment Scheme・First Mortgage Loan as set out in paragraph (4)(B1)(iii)6(c); and
- 沒有使用第(4)(B1)(iii)6(e)段所述的3+2年貸款計劃；及
has not utilized the 3+2 Years Loan Plan as set out in paragraph (4)(B1)(iii)6(e); and

- 按買賣合約付清樓價餘額，
settles the balance of the purchase price in accordance with the agreement for sale and purchase,

買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價3%。

the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the purchase price.

買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面向賣方申請特別現金回贈，賣方會於收到申請並證實有關資料無誤後，將特別現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Special Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

3. 快樂家庭現金回贈(只適用於個人名義買方)

Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

4. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

5. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$5,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方同時符合附錄 4 及附錄 5 所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

6. 貸款優惠 Loan Offer

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor's designated financing company:

- (a) Super 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)
Super 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))

Super 第二按揭貸款的最高金額為淨樓價的 30%，惟第一按揭貸款(由第一按揭銀行提供)及 Super 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 6(a)。

The maximum amount of the Super Second Mortgage Loan shall be 30% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super 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 6(a) for details.

- (b) 備用第一按揭貸款(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)
Standby 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))

備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 6(b)。

The maximum amount of Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 6(b) for details.

- (c) 漸進式供款計劃・第一按揭貸款(只適用於買方為個人並購買開放式單位)
Gradual Instalment Scheme・First Mortgage Loan (only applicable to the Purchaser who is an individual and purchases studio unit)

漸進式供款計劃・第一按揭貸款的最高金額為淨樓價的 85%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 6(c)。

The maximum amount of Gradual Instalment Scheme・First Mortgage Loan shall be 85% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 6(c) for details.

- (d) King's Key 120(只適用於買方為個人)
King's Key 120 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 6(d)。

Please see Annex 6(d) for details.

- (e) 3+2年貸款計劃(只適用於買方為個人)
3+2 Years Loan Plan (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 6(f)。

Please see Annex 6(f) for details.

如買方使用Super 第二按揭貸款、漸進式供款計劃・第一按揭貸款或3+2年貸款計劃，買方將不會享有第(4)(B1)(iii)2段所述的特別現金回贈。

If the Purchaser has utilized the Super Second Mortgage Loan, the Gradual Instalment Scheme・First Mortgage Loan or the 3+2 Years Loan Plan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(B1)(iii)2.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(B1)(iii)1 段所述的印花稅直送的金額(如有)、第(4)(B1)(iii)2 段所述的特別現金回贈(如有)、第(4)(B1)(iii)3 段所述的快樂家庭現金回贈(如有)、第(4)(B1)(iii)4 段所述的快樂人生現金回贈(如有) 及第(4)(B1)(iii)5 段所述的快樂居所現金回贈(如有)或快樂工作現金回贈(如有)後的金額。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the amount of the Stamp Duty Express (if any) as set out in paragraph (4)(B1)(iii)1, the Special Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)2, the Happy Family Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)3, the Happy Life Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)4 and the Happy Home Cash Rebate (if any) or the Happy Work Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)5.

7. 家具獎勵積分(只適用於開放式、一房或兩房單位(Elverum 第 2 座 28 樓 N 單位除外))

Furniture Bonus Points (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

如買方於簽署臨時買賣合約時不選擇第(4)(B1)(ii)5 段所述之港幣\$10,000 折扣，則買方可獲附錄 7 所述之家具獎勵積分。詳情請參閱附錄 7。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(B1)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Bonus Points as set out in Annex 7. Please see Annex 7 for details.

有關優惠，一經選擇，任何情況下不得更改。

The relevant benefit, once selected, shall not be changed under any circumstances.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(B1)(ii)5 段所述之港幣\$10,000 折扣或第(4)(B1)(iii)7 段所述之家具獎勵積分的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(B1)(ii)5 or the Furniture Bonus Points as set out in paragraph (4)(B1)(iii)7.

8. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及第(4)(B1)(iii)12 段所述的該傢俱及物件(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any) ; and the Furniture and Chattels (if any) as set out in paragraph (4)(B1)(iii)12.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

9. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 選購於價單上設有符號“#”之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(a)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(a) for details.

- (b) 選購於價單上設有符號“*”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(b)。

The Purchaser of a residential property that is marked with a “*” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(b) for details.

10. 九巴月票半價優惠

KMB Monthly Pass at half price

詳情請參閱附錄 9。

Please see Annex 9 for details.

11. 深圳灣口岸車票半價優惠

Shenzhen Bay Port Bus Ticket at half price

詳情請參閱附錄 10。

Please see Annex 10 for details.

12. 送贈傢俱及物件優惠 (只適用於 Elverum 第 2 座 28 樓 N 單位)

Free Furniture and Chattels Offer (only applicable to Flat N at 28/F of Elverum Tower 2)

買方可免費獲贈本價單附錄 11 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱及物件』)。賣方或其代表不會就該傢俱及物件作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱及物件將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱及物件提出任何異議或質詢。為免疑問，第(4)(B1)(iii)8 段所述的首 3 年保修優惠不適用於該傢俱及物件。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 11 hereto (the “Furniture and Chattels”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture and Chattels. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality and fitness of any of the Furniture and Chattels and as to whether any of the Furniture and Chattels is or will be in working condition. The Furniture and Chattels will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(B1)(iii)8 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

(4)(C1) 升級靈活付款計劃 Upgrader Flexible Payment Plan

(i) 支付條款 The 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（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為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\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) 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”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 180 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
A further deposit equivalent to 5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價 90% (樓價餘額) 於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
90% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

1. 額外折扣 Extra Discount

買方可獲2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

2. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

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

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

3. 港幣\$10,000 折扣 (只適用於開放式、一房或兩房單位(Elverum 第 2 座 28 樓 N 單位除外))

HK\$10,000 Discount (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

(a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(C1)(iii)7段所述之家具獎勵積分。為免疑問，就購買每個住宅物業，買方只可享港幣\$10,000折扣或家具獎勵積分的其中一項。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Bonus Points set out in paragraph (4)(C1)(iii)7. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Bonus Points.

(c) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

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

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

1. 印花稅直送

Stamp Duty Express

買方可享有印花稅直送，金額相當於樓價的9%。詳情請參閱附錄1。

The Purchaser shall be eligible for the Stamp Duty Express in the amount equal to 9% of the purchase price. Please see Annex 1 for details.

2. 特別現金回贈

Special Cash Rebate

如買方：

Where the Purchaser:

- 沒有使用第(4)(C1)(iii)6(a)段所述的Super 第二按揭貸款；及
has not utilized the Super Second Mortgage Loan as set out in paragraph (4)(C1)(iii)6(a); and
- 沒有使用第(4)(C1)(iii)6(c)段所述的漸進式供款計劃・第一按揭貸款；及
has not utilized the Gradual Instalment Scheme・First Mortgage Loan as set out in paragraph (4)(C1)(iii)6(c); and
- 沒有使用第(4)(C1)(iii)6(e)段所述的3+2年貸款計劃；及
has not utilized the 3+2 Years Loan Plan as set out in paragraph (4)(C1)(iii)6(e); and
- 按買賣合約付清樓價餘額，
settles the balance of the purchase price in accordance with the agreement for sale and purchase,

買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價3%。

the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the purchase price.

買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面向賣方申請特別現金回贈，賣方會於收到申請並證實有關資料無誤後，將特別現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Special Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

3. 快樂家庭現金回贈(只適用於個人名義買方)

Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

4. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

5. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$5,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方同時符合附錄 4 及附錄 5 所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

6. 貸款優惠

Loan Offer

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor's designated financing company:

(a) Super 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)

Super 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))

Super 第二按揭貸款的最高金額為淨樓價的 30%，惟第一按揭貸款(由第一按揭銀行提供)及 Super 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 6(a)。

The maximum amount of the Super Second Mortgage Loan shall be 30% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super 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 6(a) for details.

(b) 備用第一按揭貸款(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)

Standby 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))

備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 6(b)。

The maximum amount of Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 6(b) for details.

(c) 漸進式供款計劃・第一按揭貸款(只適用於買方為個人並購買開放式單位)

Gradual Instalment Scheme・First Mortgage Loan (only applicable to the Purchaser who is an individual and purchases studio unit)

漸進式供款計劃・第一按揭貸款的最高金額為淨樓價的 85%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 6(c)。

The maximum amount of Gradual Instalment Scheme • First Mortgage Loan shall be 85% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 6(c) for details.

- (d) King's Key 120(只適用於買方為個人)
King's Key 120 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 6(d)。
Please see Annex 6(d) for details.

- (e) 3+2年貸款計劃(只適用於買方為個人)
3+2 Years Loan Plan (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 6(f)。
Please see Annex 6(f) for details.

如買方使用Super 第二按揭貸款、漸進式供款計劃、第一按揭貸款或3+2年貸款計劃，買方將不會享有第(4)(C1)(iii)2段所述的特別現金回贈。

If the Purchaser has utilized the Super Second Mortgage Loan, the Gradual Instalment Scheme • First Mortgage Loan or the 3+2 Years Loan Plan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(C1)(iii)2.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(C1)(iii)1 段所述的印花稅直送的金額、第(4)(C1)(iii)2 段所述的特別現金回贈(如有)、第(4)(C1)(iii)3 段所述的快樂家庭現金回贈(如有)、第(4)(C1)(iii)4 段所述的快樂人生現金回贈(如有)及第(4)(C1)(iii)5 段所述的快樂居所現金回贈(如有)或快樂工作現金回贈(如有)後的金額。
The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the amount of the Stamp Duty Express as set out in paragraph (4)(C1)(iii)1, the Special Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)2, the Happy Family Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)3, the Happy Life Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)4 and the Happy Home Cash Rebate (if any) or the Happy Work Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)5.

7. 家具獎勵積分 (只適用於開放式、一房或兩房單位(Elverum 第 2 座 28 樓 N 單位除外))
Furniture Bonus Points (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

如買方於簽署臨時買賣合約時不選擇第(4)(C1)(ii)3 段所述之港幣\$10,000 折扣，則買方可獲附錄 7 所述之家具獎勵積分。詳情請參閱附錄 7。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(C1)(ii)3 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Bonus Points as set out in Annex 7. Please see Annex 7 for details.

有關優惠，一經選擇，任何情況下不得更改。
The relevant benefit, once selected, shall not be changed under any circumstances.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(C1)(ii)3 段所述之港幣\$10,000 折扣或第(4)(C1)(iii)7 段所述之家具獎勵積分的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(C1)(ii)3 or the Furniture Bonus Points as set out in paragraph (4)(C1)(iii)7.

8. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及第(4)(C1)(iii)12 段所述的該傢俱及物件(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the Furniture and Chattels (if any) as set out in paragraph (4)(C1)(iii)12.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

9. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 選購於價單上設有符號“#”之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(a)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(a) for details.

- (b) 選購於價單上設有符號“*”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(b)。

The Purchaser of a residential property that is marked with a “*” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(b) for details.

10. 九巴月票半價優惠

KMB Monthly Pass at half price

詳情請參閱附錄 9。

Please see Annex 9 for details.

11. 深圳灣口岸車票半價優惠

Shenzhen Bay Port Bus Ticket at half price

詳情請參閱附錄 10。

Please see Annex 10 for details.

12. 送贈傢俱及物件優惠 (只適用於 Elverum 第 2 座 28 樓 N 單位)

Free Furniture and Chattels Offer (only applicable to Flat N at 28/F of Elverum Tower 2)

買方可免費獲贈本價單附錄 11 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱及物件』)。賣方或其代表不會就該傢俱及物件作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱及物件將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱及物件提出任何異議或質詢。為免疑問，第(4)(C1)(iii)8 段所述的首 3 年保修優惠不適用於該傢俱及物件。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 11 hereto (the “Furniture and Chattels”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture and Chattels. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality and fitness of any of the Furniture and Chattels and as to whether any of the Furniture and Chattels is or will be in working condition. The Furniture and Chattels will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(C1)(iii)8 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

(4)(SB1) 新地員工靈活付款計劃

SHKP Staff Flexible Payment Plan

此付款計劃只適用於持有按「新地員工購買住房計劃」發出的有效合資格證明書(『合資格證明書』)之買方(『合資格員工』)或合資格員工連同其配偶及/或其父母及/或其子女 (i) 在沒有委任任何地產代理或由任何地產代理轉介或介紹下 (ii) 根據賣方已經或不時公布之銷售安排(及其經修改的銷售安排)內所載之有關「新地員工購買住房計劃」的銷售程序 (iii) 購入一個住宅物業。

This payment plan is only applicable to the Purchaser (“Eligible Staff”) who holds a valid Letter of Eligibility issued under the “Staff Home Purchase Scheme” or the Eligible Staff jointly with his/her spouse and/or his/her parents and/or his/her children, and who (i) without appointing any estate agent or being referred or introduced by any estate agent, (ii) in accordance with the sale procedures for the “Staff Home Purchase Scheme” set out in the Sales Arrangements (and the revised Sales Arrangements thereof) issued or to be issued by the Vendor from time to time, (iii) purchases one residential property.

(i) 支付條款

The Terms of Payment

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（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為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\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) 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”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 180 日內，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

A further deposit equivalent to 5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 90%(樓價餘額)於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠 Payment Plan Benefit

選擇第(4)(SB1)段所述的付款計劃之買方，可獲 2.5% 售價折扣優惠。

A 2.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(SB1).

2. 置業售價折扣 Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3.5%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(SB1)(iii)1段所述之印花稅直送。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(SB1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Express set out in paragraph (4)(SB1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Express as set out in paragraph (4)(SB1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 額外折扣 Extra Discount

買方可獲5%售價折扣優惠。

The Purchaser will be offered 5% discount on the price.

4. 新地會會員售價折扣優惠 Price Discount Offer for SHKP Club Member

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

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

5. 港幣\$10,000 折扣(只適用於開放式、一房或兩房單位(Elverum 第 2 座 28 樓 N 單位除外))

HK\$10,000 Discount(only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

- (a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。
If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.
- (b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(SB1)(iii)8段所述之家具獎勵積分。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具獎勵積分的其中一項。
If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Bonus Points set out in paragraph (4)(SB1)(iii)8. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Bonus Points.
- (c) 有關折扣，一經選擇，任何情況下不得更改。
The relevant discount, once selected, shall not be changed under any circumstances.

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

1. 印花稅直送
Stamp Duty Express

如買方於簽署臨時買賣合約時不選擇第(4)(SB1)(ii)2段所述之置業售價折扣，買方可享有印花稅直送，金額相當於樓價的3.75%。詳情請參閱附錄1。
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(SB1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express in an amount equal to 3.75% of the purchase price. Please see Annex 1 for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(SB1)(ii)2段所述之置業售價折扣或第(4)(SB1)(iii)1段所述之印花稅直送的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(SB1)(ii)2 or the Stamp Duty Express as set out in paragraph (4)(SB1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 特別現金回贈
Special Cash Rebate

如買方按買賣合約付清樓價餘額，買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價3%。

Where the Purchaser settles the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the purchase price.

買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面向賣方申請特別現金回贈，賣方會於收到申請並證實有關資料無誤後，將特別現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Special Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

3. 快樂家庭現金回贈(只適用於個人名義買方)

Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

4. 快樂人生現金回贈(只適用於個人名義買方)

Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 3。

The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK\$5,000. Please see Annex 3 for details.

5. 快樂居所現金回贈(只適用於個人名義買方)；或快樂工作現金回贈(只適用於個人名義買方)

Happy Home Cash Rebate (only applicable to the Purchaser who is an individual); or Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 或附錄 5 所列明的條件的買方可獲港幣\$5,000 之現金回贈。詳情請參閱附錄 4 或附錄 5。

The Purchaser who satisfies the conditions as set out in Annex 4 or Annex 5 will be eligible for a cash rebate of HK\$5,000. Please see Annex 4 or Annex 5 for details.

為免疑問，如買方同時符合附錄 4 及附錄 5 所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。

For the avoidance of doubt, if the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.

6. 員工現金回贈

Staff Cash Rebate

- (a) 買方在按買賣合約付清樓價餘額及遵守合資格證明書內的條款的情況下，可獲賣方提供員工現金回贈(『員工現金回贈』)。員工現金回贈的金額相當於樓價的8%。

Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase and compliance with the terms of the Letter of Eligibility, the Purchaser shall be entitled to a Staff Cash Rebate (“Staff Cash Rebate”) offered by the Vendor which amount shall be equal to 8% of the purchase price.

- (b) 賣方會將員工現金回贈直接用於支付部份樓價餘額。

The Vendor will apply the Staff Cash Rebate for part payment of the balance of the purchase price directly.

- (c) 員工現金回贈受其他條款及細則約束。

The Staff Cash Rebate is subject to other terms and conditions.

7. 貸款優惠

Loan Offer

買方可向賣方的指定財務機構申請以下貸款優惠：

The Purchaser may apply for the following loan offer from the Vendor's designated financing company:

新地員工第二按揭貸款

SHKP Staff Second Mortgage Loan

新地員工第二按揭貸款的最高金額為淨樓價的 30%，惟第一按揭貸款(由第一按揭銀行提供)及新地員工第二按揭貸款總金額不可超過淨樓價的 85%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄 6(g)。

The maximum amount of the SHKP Staff Second Mortgage Loan shall be 30% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the SHKP Staff Second Mortgage Loan shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 6(g) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(SB1)(iii)1 段所述的印花稅直送的金額(如有)、第(4)(SB1)(iii)2 段所述的特別現金回贈(如有)、第(4)(SB1)(iii)3 段所述的快樂家庭現金回贈(如有)、第(4)(SB1)(iii)4 段所述的快樂人生現金回贈(如有)、第(4)(SB1)(iii)5 段所述的快樂居所現金回贈(如有)或快樂工作現金回贈(如有)及第(4)(SB1)(iii)6 段所述的員工現金回贈(如有)後的金額。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the amount of the Stamp Duty Express (if any) as set out in paragraph (4)(SB1)(iii)1, the Special Cash Rebate (if any) as set out in paragraph (4)(SB1)(iii)2, the Happy Family Cash Rebate (if any) as set out in paragraph (4)(SB1)(iii)3, the Happy Life Cash Rebate (if any) as set out in paragraph (4)(SB1)(iii)4, the Happy Home Cash Rebate (if any) or the Happy Work Cash Rebate (if any) as set out in paragraph (4)(SB1)(iii)5 and the Staff Cash Rebate (if any) as set out in paragraph (4)(SB1)(iii)6.

8. 家具獎勵積分(只適用於開放式、一房或兩房單位(Elverum 第 2 座 28 樓 N 單位除外))

Furniture Bonus Points (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

如買方於簽署臨時買賣合約時不選擇第(4)(SB1)(ii)5 段所述之港幣\$10,000 折扣，則買方可獲附錄 7 所述之家具獎勵積分。詳情請參閱附錄 7。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(SB1)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Bonus Points as set out in Annex 7. Please see Annex 7 for details.

有關優惠，一經選擇，任何情況下不得更改。

The relevant benefit, once selected, shall not be changed under any circumstances.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(SB1)(ii)5 段所述之港幣\$10,000 折扣或第(4)(SB1)(iii)8 段所述之家具獎勵積分的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(SB1)(ii)5 or the Furniture Bonus Points as set out in paragraph (4)(SB1)(iii)8.

9. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及第(4)(SB1)(iii)13 段所述的該傢俱及物件(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the Furniture and Chattels (if any) as set out in paragraph (4)(SB1)(iii)13.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

10. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 選購於價單上設有符號“#”之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(a)。

The Purchaser of a residential property that is marked with a “#” in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(a) for details.

- (b) 選購於價單上設有符號“*”之住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附錄 8(b)。

The Purchaser of a residential property that is marked with a “*” in the price list is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) (in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands). The Vendor

makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex 8(b) for details.

11. 九巴月票半價優惠

KMB Monthly Pass at half price

詳情請參閱附錄 9。

Please see Annex 9 for details.

12. 深圳灣口岸車票半價優惠

Shenzhen Bay Port Bus Ticket at half price

詳情請參閱附錄 10。

Please see Annex 10 for details.

13. 送贈傢俱及物件優惠 (只適用於 Elverum 第 2 座 28 樓 N 單位)

Free Furniture and Chattels Offer (only applicable to Flat N at 28/F of Elverum Tower 2)

買方可免費獲贈本價單附錄 11 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱及物件』)。賣方或其代表不會就該傢俱及物件作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱及物件將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱及物件提出任何異議或質詢。為免疑問，第(4)(SB1)(iii)9 段所述的首 3 年保修優惠不適用於該傢俱及物件。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 11 hereto (the “Furniture and Chattels”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture and Chattels. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality and fitness of any of the Furniture and Chattels and as to whether any of the Furniture and Chattels is or will be in working condition. The Furniture and Chattels will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(SB1)(iii)9 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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 in relation to the purchase, 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) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

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

製作、登記及完成公契及管理協議、副公契(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. 所有就購買該期數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所有相關事項，包括但不限於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 Phase 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 all relevant matters including but not limited to 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15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期數的預計關鍵日期（以較早者為準）前10日向賣方提出申請，並須向賣方繳付手續費港幣\$3,000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 15 days after the date of signing of the preliminary agreement for sale and purchase but not later than 10 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and pay a handling fee of HK\$3,000 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. 賣方的指定財務機構為賣方的有聯繫公司。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 Vendor's designated financing company is a related company of the Vendor. 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 印花稅直送
Annex 1 Stamp Duty Express

- (I) 在買方按買賣合約付清樓價的情況下，買方可享有「印花稅直送」。賣方將應用「印花稅直送」直接代買方繳付買賣合約的應繳的從價印花稅(「**AVD**」)(或其部份)。買方仍須負上繳付**AVD**的主要責任，及須負責繳付實際**AVD**的金額與「印花稅直送」的金額之間的差額(如有)、加蓋買賣合約副本及(如印花稅條例要求)臨時買賣合約的定額費用及(如適用)買家印花稅。

Subject to the settlement of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be eligible for the Stamp Duty Express. The Stamp Duty Express will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the agreement for sale and purchase ("**AVD**") on behalf of the Purchaser. The Purchaser shall remain primarily liable for payment of the **AVD**, and shall be responsible for payment of the difference (if any) between the actual amount of **AVD** and the amount of the Stamp Duty Express, the fixed fee for stamping a counterpart of the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase and (if applicable) the amount of buyer's stamp duty.

- (II) 在賣方首次應用「印花稅直送」繳付**AVD**(或其部份)後：

After the Stamp Duty Express has been applied for payment (or part payment) of the **AVD** by the Vendor for the first time:

- 如「印花稅直送」的金額大於**AVD**的金額，在買方按買賣合約付清樓價餘額的情況下，賣方會將「印花稅直送」的剩餘金額(作為現金回贈)直接用於支付住宅物業的部份樓價餘額。

If the amount of the Stamp Duty Express exceeds the amount of the **AVD**, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Vendor will apply the remaining amount of the Stamp Duty Express (as a cash rebate) for part payment of the balance of the purchase price of the residential property directly.

- 賣方在繳付或應用「印花稅直送」後，賣方對買方關於此優惠的責任將完結。即使樓價日後有更改(不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因)，「印花稅直送」的金額不會因樓價更改而調整，賣方亦無須向買方代繳任何進一步的印花稅。

After the Vendor has paid or applied the Stamp Duty Express as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is a change in the purchase price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the Stamp Duty Express will not be adjusted as a result of the change in the purchase price and the Vendor is no longer required to pay any additional stamp duty for the Purchaser.

- (III) 如買方沒有按買賣合約完成購買住宅物業，「印花稅直送」的全額將須退還給賣方。

If the Purchaser does not complete the purchase of the residential property in accordance with the agreement for sale and purchase, the full amount of the Stamp Duty Express shall be refunded to the Vendor.

- (IV) 若有爭議，賣方的決定為最終決定並對買方具有約束力。

In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

- (V) 「印花稅直送」受其他條款及細則約束。

The Stamp Duty Express is subject to other terms and conditions.

附錄 2 快樂家庭現金回贈(只適用於個人名義買方)
Annex 2 Happy Family Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂家庭現金回贈(『快樂家庭現金回贈』)：-
- If the following condition has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Family Cash Rebate (“Happy Family Cash Rebate”):-
- 於買方簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)的日期，買方(或任何一位買方)或買方的親屬(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹或其他親屬)(或任何一位買方的親屬)(不論單獨或連同其他人)(『關聯買方』)簽署臨時買賣合約以個人名義購買該期數之其他住宅物業(『關聯住宅物業』)。
- On the date the Purchaser signs the preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”), the Purchaser (or any one of the Purchasers) or a relative (i.e. spouse, parents (or spouse’s parents), children, brothers, sisters or other relatives) of the Purchaser (or a relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) (“related purchaser”) signs a preliminary agreement for sale and purchase to purchase in individual name(s), another residential property in the Phase (“related residential property”).
- (II) 快樂家庭現金回贈金額相當於指定住宅物業樓價的1%。
- The amount of the Happy Family Cash Rebate shall be equal to 1% of the purchase price of the designated residential property.
- (III) 為免疑問，每個指定住宅物業只可獲一次快樂家庭現金回贈。
- For the avoidance of doubt, each designated residential property shall only be entitled to the Happy Family Cash Rebate once.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂家庭現金回贈，並(如適用)須提供令至賣方滿意的書面文件以證明上述第(I)段所述之『親屬』關係。賣方會於收到申請並證實有關資料無誤後將快樂家庭現金回贈直接用於支付指定住宅物業的部份樓價餘額。
- The Purchaser applies to the Vendor in writing for the Happy Family Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and (if applicable) shall provide satisfactory documentary evidence to prove the “relative” relationship mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Family Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.
- (V) 快樂家庭現金回贈受其他條款及細則約束。
- The Happy Family Cash Rebate is subject to other terms and conditions.

附錄 3 快樂人生現金回贈(只適用於個人名義買方)
Annex 3 Happy Life Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂人生現金回贈(『快樂人生現金回贈』)：-
- If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Life Cash Rebate (“Happy Life Cash Rebate”):-
- 買方於2021年1月1日至2023年12月31日期間(及不遲於第(IV)段所述的申請快樂人生現金回贈的期限)結婚；或
the Purchaser gets married in the period from 1 January 2021 to 31 December 2023 (and not later than the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV)); or
 - 買方於2021年1月1日至2023年12月31日期間(及不遲於第(IV)段所述的申請快樂人生現金回贈的期限)計劃結婚(例如向婚姻登記處遞交『擬結婚通知書』、預約婚姻監禮人或預訂婚宴等)；或
the Purchaser plans to get married (e.g. submit a “Notice of Intended Marriage” to the Registrar of Marriages, appointment of civil celebrant of marriages or booking of wedding banquet, etc.) in the period from 1 January 2021 to 31 December 2023 (and not later than the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV)); or
 - 買方的子女於2021年1月1日至2023年12月31日期間(及不遲於第(IV)段所述的申請快樂人生現金回贈的期限)出生或將會出生。
the Purchaser’s child is born or is about to be born in the period from 1 January 2021 to 31 December 2023 (and not later than the deadline of application for Happy Life Cash Rebate as set out in paragraph (IV)).
- (II) 快樂人生現金回贈金額相當於港幣\$5,000。
The amount of the Happy Life Cash Rebate shall be equal to HK\$5,000.
- (III) 為免疑問，每個住宅物業只可獲一次快樂人生現金回贈。
For the avoidance of doubt, each residential property shall only be entitled to the Happy Life Cash Rebate once.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂人生現金回贈，並須提供令至賣方滿意的書面文件以證明於上述第(I)段所述的事宜在相關期限內發生。賣方會於收到申請並證實有關資料無誤後將快樂人生現金回贈直接用於支付住宅物業的部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Happy Life Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and shall provide satisfactory documentary evidence to prove the matters as set out in paragraph (I) above have happened or will happen within the relevant period. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Life Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂人生現金回贈受其他條款及細則約束。
The Happy Life Cash Rebate is subject to other terms and conditions.

附錄 4 快樂居所現金回贈(只適用於個人名義買方)
Annex 4 Happy Home Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂居所現金回贈(『快樂居所現金回贈』)：-
- If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Home Cash Rebate (“Happy Home Cash Rebate”):-
- 於簽署臨時買賣合約的日期前一年內，買方曾居住於屯門區(按香港18區劃分為準)；或
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in Tuen Mun District (according to delineation of 18 Districts in Hong Kong); or
 - 於簽署臨時買賣合約的日期前一年內，買方曾居住於新鴻基地產發展有限公司於1990年或以後落成之發展項目。
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser lived in a development completed by Sun Hung Kai Properties Limited in or after 1990.
- (II) 快樂居所現金回贈金額相當於港幣\$5,000。
The amount of the Happy Home Cash Rebate shall be equal to HK\$5,000.
- (III) 為免疑問，就每個住宅物業只可獲一次快樂居所現金回贈。如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。
For the avoidance of doubt, each residential property shall only be entitled to the Happy Home Cash Rebate once. If the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂居所現金回贈，並提供有關住址證明及(如適用)令至賣方滿意的書面文件以證明上述第(I)段所述之居住條件。賣方會於收到申請並證實有關資料無誤後將快樂居所現金回贈直接用於支付住宅物業的部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Happy Home Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase and provide the relevant proof of address and (if applicable) satisfactory documentary evidence to prove the residency as mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Home Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂居所現金回贈受其他條款及細則約束。
The Happy Home Cash Rebate is subject to other terms and conditions.

附錄 5 快樂工作現金回贈(只適用於個人名義買方)
Annex 5 Happy Work Cash Rebate (only applicable to the Purchaser who is an individual)

- (I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲快樂工作現金回贈(『快樂工作現金回贈』)：-
- If the following condition has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Happy Work Cash Rebate (“Happy Work Cash Rebate”):-
- 於簽署臨時買賣合約的日期前一年內，買方曾從事指定行業工作。
Within 1 year before the date of signing of preliminary agreement for sale and purchase, the Purchaser engaged in a specified occupation.
- 上文『指定行業』一詞指在教育行業(包括幼稚園、小學、中學)、醫護行業(包括醫院及診所)、銀行行業(指香港持牌銀行)、航空行業或政府部門及有關機構(根據香港政府一站通)之員工。
The term "specific occupation" above means employment in the education sector (include kindergarden, primary school, secondary school), healthcare sector (include hospital and clinic), banking industry (refer to Hong Kong licensed banks), airlines industry or staff of Government and related organisations (in accordance with GovHK).
- (II) 快樂工作現金回贈金額相當於港幣\$5,000。
The amount of the Happy Work Cash Rebate shall be equal to HK\$5,000.
- (III) 為免疑問，就每個住宅物業只可獲一次快樂工作現金回贈。如買方同時符合附錄4及附錄5所列明的條件，買方只可享有快樂居所現金回贈或快樂工作現金回贈的其中一項。
For the avoidance of doubt, each residential property shall only be entitled to the Happy Work Cash Rebate once. If the Purchaser satisfies the conditions as set out in both Annex 4 and Annex 5, the Purchaser is only entitled to either the Happy Home Cash Rebate or Happy Work Cash Rebate.
- (IV) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請快樂工作現金回贈，並提供有關工作證明及(如適用)令至賣方滿意的書面文件以證明上述第(I)段所述之工作條件。賣方會於收到申請並證實有關資料無誤後將快樂工作現金回贈直接用於支付住宅物業的部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Happy Work Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and provide the relevant proof of employment and (if applicable) satisfactory documentary evidence to prove the employment requirement mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Happy Work Cash Rebate for part payment of the balance of the purchase price of the residential property directly.
- (V) 快樂工作現金回贈受其他條款及細則約束。
The Happy Work Cash Rebate is subject to other terms and conditions.

附錄 6(a)	Super 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 6(a)	Super 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Super第二按揭貸款(『Super第二按揭貸款』)之主要條款如下:

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

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請Super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 makes a written application to the designated financing company for a Super Second Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.
- (II) Super第二按揭貸款以住宅物業之第二法定按揭作抵押。
The Super Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) Super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30%，惟第一按揭貸款(由第一按揭銀行提供)及Super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 Super Second Mortgage Loan shall be 30% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower.
- (V) 首60個月之利率為：
Interest rate for the first 60 months shall be:
 - (如Super第二按揭貸款的金額超過淨樓價的20%，但不超過淨樓價的30%)1個月香港銀行同業拆息加1.8% p.a. 或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.5% p.a.，以較低者為準；或
(If the amount of the Super Second Mortgage Loan exceeds 20% of the net purchase price, but does not exceed 30% of the net purchase price) one month HIBOR plus 1.8% p.a. or Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a., whichever is lower; or
 - (如Super第二按揭貸款的金額不超過淨樓價的20%)1個月香港銀行同業拆息加1.3% p.a. 或港元最優惠利率減2.5% p.a.，以較低者為準，

(If the amount of the Super Second Mortgage Loan does not exceed 20% of the net purchase price) one month HIBOR plus 1.3% p.a. or Hong Kong Dollar Best Lending Rate minus 2.5% p.a., whichever is lower,

其後之利率為港元最優惠利率減2.5% p.a.。
thereafter at Hong Kong Dollar Best Lending Rate minus 2.5% p.a..

利率浮動，惟利率不可低於1% p.a.。1個月香港銀行同業拆息須為指定財務機構不時所採用之利率，利率浮動。最終利率以指定財務機構認可而定。
Interest rate is subject to fluctuation, provided that interest rate shall not be less than 1% p.a.. The one month HIBOR rate shall be as adopted by the designated financing company from time to time and subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (VI) Super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 Super Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (VII) 買方須以按月分期償還Super第二按揭貸款。
The Purchaser shall repay the Super Second Mortgage Loan by monthly instalments.
- (VIII) 如買方提前全數償還Super第二按揭貸款餘款，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**Super第二按揭貸款・提前償還現金回贈**(『提前償還現金回贈』)。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。
If the Purchaser early and fully repays the balance of the Super Second Mortgage Loan and repays each instalment on time, the Purchaser shall be entitled to the **Super Second Mortgage Loan • Early Repayment Cash Rebate** (“Early Repayment Cash Rebate”) offered by the Vendor according to the table below. 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.

全數償還Super第二按揭貸款日期 Date of full repayment of the Super Second Mortgage Loan	提前償還現金回贈金額 Early Repayment Cash Rebate amount
首年內 Within the 1st year	無 Nil
第2年至第3年內 Within the 2nd year to the 3rd year	樓價3% 3% of the purchase price
第4年內 Within the 4th year	樓價2.5% 2.5% of the purchase price
第5年內 Within the 5th year	樓價2% 2% of the purchase price

買方於提前全數償還Super第二按揭貸款日期前最少30日以書面向賣方申請提前償還現金回贈，賣方會於收到申請並證實有關資料無誤後，賣方會將提前償還現金回贈直接用於償還Super第二按揭貸款餘款。

The Purchaser applies to the Vendor in writing for the Early Repayment Cash Rebate at least 30 days before the date of full repayment of the Super Second Mortgage Loan. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Repayment Cash Rebate for settlement of the balance of the Super Second Mortgage Loan directly.

- (IX) 買方須就申請Super第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Super Second Mortgage Loan.
- (X) 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.
- (XI) 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Super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 Super Second Mortgage Loan.
- (XII) 第一按揭貸款申請(由第一按揭銀行提供)及Super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 Super Second Mortgage Loan application shall be approved by the relevant mortgagees independently.
- (XIII) 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.
- (XIV) 買方敬請向指定財務機構查詢有關Super第二按揭貸款用途及詳情。Super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 Super Second Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the Super 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.
- (XV) 所有Super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。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關Super第二按揭貸款的律師費用及代墊付費用。

All legal documents of the Super Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Super Second Mortgage Loan.

(XVI) Super第二按揭貸款受其他條款及細則約束。

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

(XVII) 賣方無給予或視之為已給予任何就Super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 Super Second Mortgage Loan.

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

- 附錄 6(b) 備用第一按揭貸款 (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 6(b) Standby 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』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

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

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.
- (II) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 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80%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum amount of the First Mortgage Loan shall be 80% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.
- (V) 首36個月之按揭利率為：
Interest rate for the first 36 months shall be:
 - (如第一按揭貸款的金額超過淨樓價的70%，但不超過淨樓價的80%)香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.5% p.a. ;
或
(If the amount of the First Mortgage Loan exceeds 70% of the net purchase price, but does not exceed 80% of the net purchase price) Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a.; or
 - (如第一按揭貸款的金額不超過淨樓價的70%) 港元最優惠利率減2.75% p.a. ,
(If the amount of the First Mortgage Loan does not exceed 70% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 2.75% p.a.,

其後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。

thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (VI) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VIII) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
- (IX) 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.
- (X) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan application shall be approved by the designated financing company independently.
- (XI) 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.
- (XII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、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 First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the 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.
- (XIII) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(XIV) 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.

(XV) 賣方無給予或視之為已給予任何就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 First Mortgage Loan.

附錄 6(c) 漸進式供款計劃 • 第一按揭貸款 (只適用於買方為個人並購買開放式單位)

Annex 6(c) Gradual Instalment Scheme • First Mortgage Loan (only applicable to the Purchaser who is an individual and purchases studio unit)

賣方的指定財務機構(『指定財務機構』)提供漸進式供款計劃 • 第一按揭貸款(『第一按揭貸款』)之主要條款如下:

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

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

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

- (II) 第一按揭貸款以住宅物業之第一法定按揭作抵押。

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

- (III) 住宅物業只可供買方自住。

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

- (IV) 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85%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of the First Mortgage Loan shall be 85% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.

- (V) 第一按揭貸款分為以下3部份：

The First Mortgage Loan is divided into the following 3 tranches:

部份 Tranche	金額 Amount	開始供款 Instalment Starting	利率 Interest Rate
A	貸款金額的40% 40% of the loan amount	第1期 The 1st Instalment	首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.5% p.a.，其後之利率為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。 Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

B	貸款金額的30% 30% of the loan amount	第37期 The 37th Instalment	首36個月為免息期，其後之利率為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。 The first 36 months is interest-free period, thereafter interest rate at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
C	貸款金額的30% 30% of the loan amount	第73期 The 73rd Instalment	首72個月為免息期，其後之利率為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。 The first 72 months is interest-free period, thereafter interest rate at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company

(VI) 第一按揭貸款年期最長為30年。
The maximum tenor of the First Mortgage Loan shall be 30 years.

(VII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.

(VIII) **B部份・提前償還現金回贈**
Tranche B • Early Repayment Cash Rebate

如買方提前全數償還B部份，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**B部份・提前償還現金回贈**(『B部份現金回贈』)。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。

If the Purchaser early and fully repays Tranche B and repays each instalment on time, the Purchaser shall be entitled to the **Tranche B • Early Repayment Cash Rebate** (“Tranche B Cash Rebate”) offered by the Vendor according to the table below. 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.

全數償還B部份日期 The date of full repayment of Tranche B	B部份現金回贈金額 The amount of the Tranche B Cash Rebate
首2年內 Within the first 2 years	樓價0.75% 0.75% of the purchase price

買方於提前全數償還B部份日期前最少30日以書面向賣方申請B部份現金回贈，賣方會於收到申請並證實有關資料無誤後，賣方會將B部份現金回贈直接用於償還部份第一按揭貸款餘款。

The Purchaser applies to the Vendor in writing for the Tranche B Cash Rebate at least 30 days before the date of full repayment of Tranche B. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Tranche B Cash Rebate for settlement of the balance of the First Mortgage Loan directly.

C部份・提前償還現金回贈

Tranche C • Early Repayment Cash Rebate

如買方提前全數償還C部份，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**C部份・提前償還現金回贈**(『C部份現金回贈』)。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。

If the Purchaser early and fully repays Tranche C and repays each instalment on time, the Purchaser shall be entitled to the **Tranche C • Early Repayment Cash Rebate** (“Tranche C Cash Rebate”) offered by the Vendor according to the table below. 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.

全數償還C部份日期 The date of full repayment of Tranche C	C部份現金回贈金額 The amount of the Tranche C Cash Rebate
首2年內 Within the first 2 years	樓價1.75% 1.75% of the purchase price
第3年至第4年內 Within the 3rd year to the 4th year	樓價0.75% 0.75% of the purchase price

買方於提前全數償還C部份日期前最少30日以書面向賣方申請C部份現金回贈，賣方會於收到申請並證實有關資料無誤後，賣方會將C部份現金回贈直接用於償還部份第一按揭貸款餘款。

The Purchaser applies to the Vendor in writing for the Tranche C Cash Rebate at least 30 days before the date of full repayment of Tranche C. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Tranche C Cash Rebate for settlement of the balance of the First Mortgage Loan directly.

- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
- (X) 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.
- (XI) (a)買方及其擔保人(如有)的強積金計劃(於香港註冊)或職業退休計劃(於香港註冊)的累算權益的總值必須不少於港幣\$100,000；及(b)買方及其擔保人(如有)繼續支付有關計劃的供款。買方及其擔保人(如有)必須提供有關證明文件。
(a) The total value of the accrued benefit of the Mandatory Provident Fund Scheme (registered in Hong Kong) or the Occupational Retirement Scheme (registered in Hong Kong) of the Purchaser and his/her/its guarantor (if any) shall be at least HK\$100,000; and (b) the Purchaser and his/her/its guarantor (if any) continues to make contributions to the relevant scheme. The Purchaser and his/her/its guarantor (if any) shall provide the relevant documentary proof.

- (XII) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan application shall be approved by the designated financing company independently.
- (XIII) 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.
- (XIV) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、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 First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the 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.
- (XV) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (XVI) 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.
- (XVII) 賣方無給予或視之為已給予任何就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 First Mortgage Loan.

附錄 6(d) King's Key 120 (只適用於個人名義買方)
Annex 6(d) King's Key 120(only applicable to the Purchaser who is an individual)

買方可向賣方的指定財務機構(『指定財務機構』)申請King's Key 120 (『樓價貸款』)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the King's Key 120 ("Payment Financing"). Key terms are as follows:

- (I) 買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for a Payment Financing not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.
- (II) 樓價貸款必須以住宅物業之第一法定按揭及一個(或以上)香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求：
The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:
 - 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的近親(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的近親；及
The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a close relative of any one of the Purchasers; and
 - 現有物業的業權良好；及
The title to the Existing Property is good; and
 - 現有物業沒有出租；及
The Existing Property is not leased out; and
 - 現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and
 - 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
The Existing Property is not a village-type house, nor a residential property in a single block with an Occupation Permit issued before 1980, nor property which is subject to alienation restrictions and nor non-estate-type property situated on the outlying islands, etc.; and
 - 現有物業的價值必須符合以下要求：
The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時： At the time of application for the Payment Financing:	指定財務機構估算現有物業的(總)價值(『估算價值』) The designated financing company's (total) valuation of the Existing Property(ies) ("Valuation")
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	現有物業的(總)估算價值為樓價60%或以上 The (total) Valuation of the Existing Property is 60% of the purchase price or above
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank	現有物業的(總)估算價值為樓價80%或以上 The (total) Valuation of the Existing Property is 80% of the purchase price or above

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding that the above requirements might have been met, the designated financing company reserves the right not to accept the Existing Property as security.

- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額(『A部份』)及(如適用)償還現有物業的按揭貸款(『B部份』)。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的註冊業主須自行安排資金以償清現有物業的按揭貸款。
The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price ("Tranche A") and (if applicable) repayment of the mortgage loan of the Existing Property ("Tranche B"). If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.
- (V) 樓價貸款的最高金額如下：
The maximum amounts of the Payment Financing are as follows:

A 部份：用於繳付樓價餘額

Tranche A: for payment of the balance of the purchase price

現有物業的(總)估算價值 The (total) valuation of the Existing Property(ies)	用於繳付樓價餘額的樓價貸款的最高金額 The maximum amounts of the Payment Financing for payment of the balance of the purchase price	
	如最少一個現有物業為新鴻基地產發展有限公司於1990年或以後落成之發展項目	其他情況 Otherwise

	If at least one of the Existing Property is a development of Sun Hung Kai Properties Limited, which was built in or after 1990	
樓價60%或以上，但少於樓價70% 60% of the purchase price or above, but less than 70% of the purchase price	樓價的85%，惟貸款金額不可超過應繳付之樓價餘額。 85% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.	樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。 80% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.
樓價70%或以上 70% of the purchase price or above	樓價的95%，惟貸款金額不可超過應繳付之樓價餘額。 95% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.	樓價的90%，惟貸款金額不可超過應繳付之樓價餘額。 90% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable.

B 部份(如適用)：用於償還現有物業的按揭貸款

Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property

現有物業的(總)估算價值 The (total) valuation of the Existing Property(ies)	用於償還現有物業的按揭貸款的樓價貸款的最高金額 The maximum amounts of the Payment Financing for repayment of the mortgage loan of the Existing Property
樓價80%或以上，但少於樓價90% 80% of the purchase price or above, but less than 90% of the purchase price	樓價的10%，惟貸款金額不可超過現有物業的按揭貸款餘額。 10% of the purchase price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.
樓價90%或以上，但少於樓價100% 90% of the purchase price or above, but less than 100% of the purchase price	樓價的20%，惟貸款金額不可超過現有物業的按揭貸款餘額。 20% of the purchase price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.
樓價100%或以上 100% of the purchase price or above	樓價的25%，惟貸款金額不可超過現有物業的按揭貸款餘額。 25% of the purchase price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。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，對貸款金額作出調整。

Depending on the different terms of payment under the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any).

(VI) 利率為2.38% p.a.。最終利率以指定財務機構認可而定。

Interest rate shall be 2.38% p.a.. The final interest rate will be subject to approval by the designated financing company.

(VII) 樓價貸款的期限最長為36個月。

The maximum tenor of the Payment Financing shall be 36 months.

(VIII) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(a) 每月供款相當於(視情況而定)：

monthly instalment amount equivalent to (as the case may be):

- 樓價0.38% (如樓價貸款的金額為樓價90%或以下)；或
0.38% of the Purchase Price (if the amount of the Payment Financing is 90% of the Purchase Price or below); or
- 樓價0.5% (如樓價貸款的金額為樓價90%以上)
0.5% of the Purchase Price (if the amount of the Payment Financing is over 90% of the Purchase Price)

先用於支付利息，餘款用於償還樓價貸款；及

shall be paid to settle interest first, and the balance shall be applied for repayment of the Payment Financing; and

(b) 於到期日，全數償還樓價貸款餘款及利息。

fully repay the balance of the Payment Financing and interest on the maturity date.

(IX) 買方可向指定財務機構申請附錄6(e)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 6(e) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時： At the time of application for the Payment Financing:	延續貸款的最高金額 The maximum amount of the Extended Loan
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank	
--	--

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 6(e)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 6(e) for details.

- (X) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/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 is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any). The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XI) 買方須提供足夠文件證明其還款能力(包括每月供款及到期還款)。

The Purchaser is required to provide sufficient documents to prove his/her repayment ability (including monthly instalments and the repayment on maturity).

- (XII) 樓價貸款申請須由指定財務機構獨立審批。

The Payment Financing application shall be approved by the designated financing company independently.

- (XIII) 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 guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and the other conditions) as set out in the relevant payment plan.

- (XIV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、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 details of the loan. The approval or disapproval of the loan, the approved loan amount of the 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.

- (XV) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及代墊付費用。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her

own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

(XVI) 樓價貸款受其他條款及細則約束。

The Payment Financing is subject to other terms and conditions.

(XVII) 賣方均無給予或視之為已給予任何就樓價貸款之安排或批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement or the approval of the Payment Financing.

附錄 6(e) 延續貸款 (只適用於個人名義買方)

Annex 6(e) Extended Loan (applicable only to the Purchaser who is an individual)

- (I) 買方於有關貸款(指附錄 6(d)所述之 King's Key 120)的到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King's Key 120 as set out in Annex 6(d)). Late loan applications will not be processed by the designated financing company.
- (II) 延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 延續貸款的最高金額請參閱附錄 6(d)。
The maximum amount of the Extended Loan shall be as mentioned in Annex 6(d).
- (V) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (VI) 延續貸款年期最長為 20 年。
The maximum tenor of the Extended Loan shall be 20 years.
- (VII) 買方須以按月分期償還延續貸款。
The Purchaser shall repay the Extended Loan by monthly instalments.
- (VIII) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (IX) 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 guarantor (if any) shall provide sufficient documents to prove his/her 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 guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (X) 延續貸款申請須由指定財務機構獨立審批。
The Extended Loan application shall be approved by the designated financing company independently.
- (XI) 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 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.
- (XII) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the loan, the approved loan amount of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company.
- (XIII) 所有延續貸款的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。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及代墊付費用。
All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.
- (XIV) 延續貸款受其他條款及細則約束。
The Extended Loan is subject to other terms and conditions.
- (XV) 賣方無給予或視之為已給予任何就延續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 Extended Loan.

附錄6(f) 3+2年貸款計劃(只適用於個人名義買方)

Annex 6(f) 3+2 Years Loan Plan (applicable only to the Purchaser who is an individual)

買方可向賣方的指定財務機構(『指定財務機構』)申請3+2年貸款計劃(『特別貸款』)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the 3+2 Years Loan Plan ("Special Loan"). Key terms are as follows:

- (I) 買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請特別貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for the Special Loan not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.
- (II) 特別貸款必須以住宅物業之第一法定按揭作為抵押。
The Special Loan shall be secured by a first legal mortgage over the residential property.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 擔保人(如有)必須為買方的指定親屬(即配偶、父母(或配偶的父母)、子女、兄弟或姊妹)或買方其中一位的指定親屬或指定財務機構所接受的其他人士。
The guarantor (if any) must be a designated relative (i.e. spouse, parents (or spouse's parents), children, brothers or sisters) of the Purchaser or a designated relative of any one of the Purchasers, or other person acceptable to the designated financing company.
- (V) 買方及擔保人(如有)的(a) 平均金融資產價值及(b)平均每年入息的總值(『總值』)必須不少於樓價的30%，其中(b)平均每年入息的總值最高可計算入樓價的15%。
The total value ("total value") of (a) the average financial assets value and (b) the average annual income of the Purchaser and the guarantor (if any) shall be at least 30% of the purchase price, where the value of (b) the average annual income can be taken into account up to 15% of the purchase price.

上述『平均金融資產價值』指買方及其擔保人(如有)的金融資產(見以下備註)於以下時期的平均價值：

The above "average financial assets value" refers to the average value of the financial assets (see note below) of the Purchaser and his/her guarantor (if any) in the following periods:

- 於簽署臨時買賣合約日前的2個月；及
the 2 months before the date of signing of the preliminary agreement for sale and purchase; and
- 申請特別貸款前的2個月。
the 2 months before the application of the Special Loan.

備註：『金融資產』只計算以買方及其擔保人(如有)的個人名義持有的以下類別金融資產，並不包括以公司名義持有的金融資產：
Note: “The financial assets” only counts in the following types of financial assets held in the personal name of the Purchaser and his/her guarantor (if any), but excluding the financial assets held in the name of a company:

- 存放於香港持牌銀行的金融資產(只包括港幣及外幣存款、證券、債券及單位信託基金)扣除相關授信額度；及
the financial assets (including Hong Kong dollar and foreign currency deposit, securities, bond and unit trust only) placed in Hong Kong licensed banks after deducting related credit facilities; and
- 存放於香港證券及期貨事務監察委員會（證監會）的註冊機構的現金戶口內的金融資產。為免疑問，不包括孖展戶口內的金融資產。
the financial assets placed in a cash account in a registered institution under the Securities and Futures Commission (SFC) in Hong Kong. For the avoidance of doubt, the financial assets placed in a margin account are excluded.

按個別金融資產情況，指定財務機構可能會調整其計算價值。

Subject to the status of each financial asset, the designated financing company may adjust the calculated value.

儘管符合上述要求，指定財務機構保留權利(a)不接受全部或部份有關金融資產；及(b)要求買方及其擔保人(如有)提供更多的金融資產證明。

Notwithstanding satisfaction of the above requirements, the designated financing company reserves the right (a) not to accept all or a part of the relevant financial assets; and (b) request the Purchaser and his/her guarantor(s) (if any) to provide more proof of financial assets.

上述『平均每年入息』只計算買方及其擔保人(如有)的最近2年的香港稅單的入息(即扣減免稅額前的入息)。

The above “average annual income” only calculates the income (i.e. income before deduction of allowances) of the Purchaser and his/her guarantor (if any) according to Hong Kong Tax Demand Notes for the last 2 years.

(VI) 特別貸款的最高金額為有關付款計劃所述之淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of Special Loan shall be 80% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.

(VII) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率，利率浮動，最終利率以指定財務機構認可而定。**在買方遵守第(III)段所述的要求的前提下，如買方按第(IX)段所述的方式準時償還特別貸款或提前全數償還特別貸款餘款而且已準時償還之前的每期供款及支付(如適用)第(XII)段所述的尾2年貸款手續費，將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company. **Subject to the Purchaser complying with the requirement as mentioned in paragraph (III), if the Purchaser duly repays the Special Loan according to the manner as mentioned in paragraph (IX) or early fully repays the balance of the**

Special Loan and having paid each prior instalment and (if applicable) pay the Last 2 Years Loan Handling Fee as mentioned in paragraph (XII) on time, then interest on the Special Loan will be waived.

- (VIII) 特別貸款的期限為5年。
The maximum tenor of the Special Loan shall be 5 years.
- (IX) 買方須以以下方式償還特別貸款：
The Purchaser shall repay the Special Loan in the following manner:-
- (A) 每月償還相當於樓價0.38%的本金金額；及
repay the principal by monthly instalments of an amount equivalent to 0.38% of the purchase price; and
- (B) 於到期日，全數償還特別貸款餘款及(如有)利息。
fully repay the balance of the Special Loan and (if any) interest on the maturity date.
- (X) 如買方提前全數償還特別貸款餘款，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**3+2年貸款計劃・提前償還現金回贈**(『提前償還現金回贈』)。
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。
If the Purchaser early and fully repays the balance of the Special Loan and repays each instalment on time, the Purchaser shall be entitled to the **3+2 Years Loan Plan • Early Repayment Cash Rebate** (“Early Repayment Cash Rebate”) offered by the Vendor according to the table below. 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.
- | | |
|--|--|
| 全數償還特別貸款日期
Date of Full Repayment of the Special Loan | 提前償還現金回贈金額
Early Repayment Cash Rebate amount |
| 首 12 個月內
Within the first 12 months | 沒有
Nil |
| 第 13 至 33 個月內
Within the 13th to 33th month | 樓價 2%
2% of the purchase price |
- 賣方會將提前償還現金回贈直接用於償還特別貸款餘款。
The Early Repayment Cash Rebate will be applied by the Vendor for settlement of the balance of the Special Loan directly.
- (XI) 買方須就申請特別貸款支付港幣\$10,000不可退還的申請手續費。
The Purchaser shall pay HK\$10,000 being the non-refundable application fee for the Special Loan.
- (XII) 買方須於提取特別貸款後第4年的首90日內支付不可退還的**尾2年貸款手續費**(『尾2年貸款手續費』)。如買方於提取特別貸款後3年內全數償還特別貸款餘款及(如有)利息，則買方不須支付尾2年貸款手續費。尾2年貸款手續費的金額如下：

The Purchaser shall pay the non-refundable **Last 2 Years Loan Handling Fee** (“Last 2 Years Loan Handling Fee”) within the first 90 days of the fourth year after drawdown of the Special Loan. If the Purchaser fully repays the balance of the Special Loan and (if any) interest within 3 years after drawdown of the Special Loan, the Purchaser are not required to pay the Last 2 Years Loan Handling Fee. The amount of the Last 2 Years Loan Handling Fee is as follows:

特別貸款於第3年的最後一日的餘款 The balance of the Special Loan as at the last day of the 3rd year	尾2年貸款手續費的金額 The amount of the Last 2 Years Loan Handling Fee
不高於樓價60% Not higher than 60% of the purchase price	樓價1% 1% of the purchase price
高於樓價60%，但不高於樓價65% Higher than 60% of the purchase price but not higher than 65% of the purchase price	樓價1.5% 1.5% of the purchase price
高於樓價65% Higher than 65% of the purchase price	樓價2% 2% of the purchase price

- (XIII) 買方及其擔保人(如有)須提供足夠證明文件(包括但不限於工作證明、最近2年的香港稅單、金融資產證明及資金來源證明)及指定財務機構所需的其他文件，包括但不限於在指定財務機構要求下提供信貸報告及/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，及會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額作出調整。
The Purchaser and his/her guarantor (if any) shall provide sufficient document proofs (including without limitation, proof of employment, Hong Kong Tax Demand Notes for the last 2 years, proof of financial assets and proof of source of funds) and other necessary documents upon request from the designated financing company, including without limitation, credit report and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any), and adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any).
- (XIV) 買方須提供還款資金安排，並提供相關文件證明。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 is required to provide the funding arrangement for repayment and provide the relevant documents. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XV) 特別貸款申請須由指定財務機構獨立審批。
The Special Loan shall be approved by the designated financing company independently.
- (XVI) 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 guarantor (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.
- (XVII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、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 details of the loan. The approval or disapproval of the loan, the approved loan amount of the 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.

- (XVIII) 所有特別貸款的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。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關特別貸款的律師費用及代墊付費用。

All legal documents of the Special Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Special Loan.

- (XIX) 特別貸款受其他條款及細則約束。

The Special loan is subject to other terms and conditions.

- (XX) 賣方無給予或視之為已給予任何就特別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 Special Loan.

附錄 6(g) 新地員工第二按揭貸款 (只適用於新地員工的有關付款計劃)

Annex 6(g) SHKP Staff Second Mortgage Loan (only applicable to the relevant payment plan(s) for SHKP Staff)

賣方的指定財務機構(『指定財務機構』)提供新地員工第二按揭貸款(『第二按揭貸款』)之主要條款如下:

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

- (I) 買方於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 30 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase. Late loan applications will not be processed by the designated financing company.
- (II) 第二按揭貸款以住宅物業之第二法定按揭作抵押。
The Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 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30%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的85%，或應繳付之樓價餘額，以較低者為準。
The maximum amount of the Second Mortgage Loan shall be 30% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower.
- (V) 按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率減2.85% p.a.，利率浮動。最終利率以指定財務機構認可而定。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.85% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (VI) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (VII) 買方須以按月分期償還第二按揭貸款。
The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

- (VIII) 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.
- (IX) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (X) 第一按揭貸款申請(由第一按揭銀行提供)及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 Second Mortgage Loan application shall be approved by the relevant mortgagees independently.
- (XI) 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.
- (XII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、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 Second Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the 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.
- (XIII) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。
All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.
- (XIV) 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.
- (XV) 賣方無給予或視之為已給予任何就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 Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄7 家具獎勵積分(只適用於開放式、一房或兩房單位(Elverum 第2座28樓N單位除外))
Annex 7 Furniture Bonus Points (only applicable to studio, one-bedroom or two-bedroom units (except for Flat N at 28/F of Elverum Tower 2))

- (I) 如買方於簽署臨時買賣合約時不選擇有關付款計劃所述之港幣\$10,000折扣，則買方可獲以下家具獎勵積分：
If the Purchaser does not choose the HK\$10,000 Discount as set out in the relevant payment plan upon the signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Bonus Points as below:-

單位類型 Unit Type	家具獎勵積分 Furniture Bonus Points
開放式 Studio	3,000 分 3,000 Points
一房 One-bedroom	3,300分 3,300 Points
兩房 Two-bedroom	5,500 分 5,500 Points

- (II) 家具獎勵積分由賣方安排並由Indigo Living Limited (“Indigo”) (『指定家具供應商』)提供。有關該家具獎勵積分的詳情，請向指定家具供應商查詢。
The Furniture Bonus Points is arranged by the Vendor and provided by Indigo Living Limited (“Indigo”) (“designated furniture provider”). For details of the Furniture Bonus Points, please enquire with the designated furniture provider.
- (III) 如買方沒有按買賣合約完成購買住宅物業，買方須賠償等價金額給賣方。
If the Purchaser does not complete the purchase of the residential property in accordance with the the agreement for sale and purchase, the Purchaser shall compensate the Vendor for an equivalent amount.
- (IV) 家具獎勵積分受其他條款及細則約束。賣方不會就家具獎勵積分及/或有關家具導致任何直接或間接的損失承擔任何責任。
The Furniture Bonus Points offer is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Bonus Points and/or the relevant furniture.

附錄8(a) 認購住戶停車位的權利
Annex 8(a) Option to purchase a residential car parking space

- (a) 買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與住宅物業相同期數內的住戶停車位。
The Purchaser can exercise his/her/its option to purchase a residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property.
- (b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.
- (d) 認購住戶停車位的權利受其他條款及細則(包括但不限於土地批出的條款及細則) 約束。
The option to purchase a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

附錄8(b) 抽籤認購住戶停車位
Annex 8(b) Balloting for purchasing a residential car parking space

- (a) 買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以決定選購住戶停車位的優先次序。在每次抽籤，可供選購的住戶停車位數量將不少於累計已出售的符合抽籤認購住戶停車位資格之住宅物業的數量(賣方扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以賣方公佈住戶停車位之相關銷售安排當日為準。賣方不作出任何陳述、承諾或保證買方會獲認購與其購買住宅物業相同期數內的住戶停車位。
The Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor. In each balloting, the number of residential car parking spaces offered for sale will not be less than half of the total number of sold residential properties which satisfy the requirement of the balloting for purchasing a residential car parking space (after the Vendor deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement by the Vendor of the relevant sales arrangements of the residential car parking spaces. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing.
- (b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以認購住戶停車位，其抽籤機會將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not participate in the balloting for purchasing a residential car parking space in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor, his/her/its balloting chance shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangements details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.
- (d) 抽籤認購住戶停車位受其他條款及細則(包括但不限於土地批出的條款及細則)約束。
The balloting for purchasing a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

附錄 9 九巴月票半價優惠
Annex 9 KMB Monthly Pass at half price

- (I) 如買方按買賣合約完成購買住宅物業，買方可獲九巴月票半價優惠(『該優惠』)。
Subject to completion of the purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a KMB Monthly Pass at half price (“Offer”).
- (II) 該優惠由九龍巴士（一九三三）有限公司及龍運巴士有限公司(統稱為『巴士公司』)提供。如有任何爭議，巴士公司保留最終決定權。
The Offer is provided by The Kowloon Motor Bus Company (1933) Limited and Long Win Bus Company Limited (collectively “Bus Company”). In case of any dispute, the decisions of Bus Company shall be final.
- (III) 該優惠的主要條款包括：
The main terms of the Offer include:
- 買方可以半價購買九巴月票兩張一次，詳情將於稍後巴士公司網頁(及/或其他方式)上公佈。
The Purchaser can purchase two KMB Monthly Passes at half price for one time. The details will be announced on Bus Company’s website (and/or other method(s)) later.
 - 該優惠有效期由發展項目第1A期入伙起計至2023年12月31日止。
The offer is valid from the date of occupation of Phase 1A of the development to 31 December 2023.
 - 巴士公司有權不時更改該優惠的條款及細則、獲得的資格及使用期限，及終止、暫停或取消該優惠而不作任何事先通知。
Bus Company reserves the right to change the terms and conditions of the Offer, eligibility and duration of use, and terminate, suspend or cancel the Offer from time to time without any prior notice.
 - 如巴士公司未能提供該優惠，則以同等值現金代替。
If Bus Company cannot provide the Offer, it will be replaced by cash at the same value.
- (IV) 賣方不會就該優惠作出任何保證或陳述。賣方不會就該優惠承擔任何直接或間接的責任或損失。
The Vendor does not give any warranty or representation in any respect regarding the Offer. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Offer.
- (V) 該優惠受其他條款及細則約束。
The Offer is subject to other terms and conditions.

附錄 10 深圳灣口岸車票半價優惠
Annex 10 Shenzhen Bay Port Bus Ticket at half price

- (I) 如買方按買賣合約完成購買住宅物業，買方可獲深圳灣口岸車票半價優惠（『該優惠』）。
Subject to completion of the purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Shenzhen Bay Port Bus Ticket at half price (“Offer”).
- (II) 該優惠由永東旅行社（『永東旅行社』）提供。如有任何爭議，永東旅行社保留最終決定權。
The Offer is provided by Eternal East Tours Compang Limited (“EETour”). In case of any dispute, the decisions of EETour shall be final.
- (III) 該優惠的主要條款包括：
The main terms of the Offer include:
- 買方可以半價購買深圳灣口岸車票，永東旅行社將於稍後公佈詳情。
The Purchaser can purchase Shenzhen Bay Port Bus Ticket(s) at half price. EETour will announce the details later.
 - 該優惠有效期由永東旅行社進駐發展項目商場後並提供服務之第一個月份內。
The Offer is valid within the first month after EETour stations in the mall of the development and provides services.
 - 永東旅行社有權不時更改該優惠的條款及細則、獲得的資格及使用期限，及終止、暫停或取消該優惠而不作任何事先通知。
EETour reserves the right to change the terms and conditions of the Offer, eligibility and duration of use, and terminate, suspend or cancel the Offer from time to time without any prior notice.
 - 在特殊情況下(包括但不限於運輸署及相關機構拒絕批准有關服務)，永東旅行社不能提供該優惠，該優惠將自動取消，買方不會為此獲得任何補償。
Under special circumstances (including but not limited to objection from the Transport Department and related organization(s) for approval of the relevant service), EETour cannot provide the Offer, the Offer shall be cancelled automatically and the Purchaser shall not be entitled to any compensation therefor.
- (IV) 賣方不會就該優惠作出任何保證或陳述。賣方不會就該優惠承擔任何直接或間接的責任或損失。
The Vendor does not give any warranty or representation in any respect regarding the Offer. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Offer.
- (V) 該優惠受其他條款及細則約束。
The Offer is subject to other terms and conditions.

附錄 11 送贈傢俱及物件優惠 (只適用於 Elverum 第 2 座 28 樓 N 單位)
Annex 11 Free Furniture and Chattels Offer (only applicable to Flat N at 28/F of Elverum Tower 2)

NOVO LAND 第 1A 期 Elverum 第 2 座 28 樓 N 單位傢俱及物件清單
List of furniture and chattels of Flat N, 28/F, Elverum Tower 2, Phase 1A of NOVO LAND

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Living Room/Dining Room 客廳/飯廳			
Area Rug 地毯	1	Place Mat 餐墊	4
Book 書	7	Plate 碟	4
Candle Holder 蠟燭台	1	Scarf 領巾	1
Bluetooth Headphone 藍牙耳筒	1	Shelf 層架	3
Bluetooth Speaker Set 藍牙音響	1	Side Table 角几	1
Car Key 車鑰匙	1	Slippers 拖鞋(in pairs 對)	3
Curtain 窗簾	2	Sheer Curtain 紗簾	2
Cushion 靠枕	6	Spoon 匙	4
Dining Chair 餐椅	4	Sofa 沙發	1
Dining Table 餐桌	1	Stool 椅子	1
Display 擺設	3	TV Cabinet with Seating Bench 電視櫃連坐椅	1
Fork 叉	4	Umbrella 雨遮	1
Hanging Lamp 吊燈	2	Wall Decoration 牆身裝飾	1
Hat 帽	1	Wall Lamp 壁燈	4
Key Chain 鑰匙扣	1	Watch 手錶	1
Keys Rack 鎖匙架	1	Wine Glass 酒杯	8
Knife 刀	4	Vase with Decorative Flower 花瓶連裝飾花	1
Napkin with Ring 餐巾及環	4	Vase 花瓶	3
Painting 掛畫	2		

Open Kitchen 開放式廚房			
Bowl 碗	16	Pepper Mill 胡椒磨	3
Bread Box 麵包儲存盒	1	Plate 碟	12
Cleaning Set 清潔套裝	1	Pot with Lid 煲連蓋	1
Coffee Bag Clip with Spoon 咖啡袋夾子連匙	6	Sauce Bowl 醬汁碗	3
Coffee Beans Container 咖啡豆容器	10	Teapot and Tea Cup Set with Tray 茶壺及茶杯套裝連托盤	1
Coffee Cup with Plate 咖啡杯連碟	2	Teapot with Cup 茶壺連茶杯	1
Coffee Pot Set with Spoon 咖啡壺套裝連匙	1	Tea Cup with Plate 茶杯連碟	3
Cooking Tools with Holder 煮食用具連器皿	1	Tray 托盤	1
Food Tray 食物托盤	8		
Bathroom 浴室			
Candle Snuffer 滅燭罩	1	Towel 毛巾	1
Container 容器	2	Tray 托盤	1
Hanging Lamp 吊燈	1	Vase with Decorative Flower 花瓶連裝飾花	1
Shaving Set 剃鬚套裝	1	Wick Trimmer 燭芯剪	1
Toothbrush Holder 牙刷架	1		
Bedroom 1 睡房 1			
Accessories Set (Magic Wand and a Pair of Wings) 配件套裝(魔法棒及翅膀一對)	1	Hairband 頭箍	1
Bag 袋	2	Jump Rope 跳繩	1
Blanket 毛毯	2	Mattress with Bed Sheet 床褥連床套	2
Book 書	3	Pillow with Cover 枕頭連枕套	2
Bunk Bed Frame with Wardrobe and Drawers Set 高架床架連衣櫃、掛鏡及抽屜組合	1	Quilt with Cover 被連被套	2
Chair 椅	2	Roller Blind 手動捲簾	1
Cushion 靠枕	10	Stuffed Toy 毛絨玩具	7
Clothes 衣服	4	Wall Lamp 壁燈	4
Hanger 衣架	5	Wall Mount Stationery Tray 掛牆文具盤	1

Master Bedroom 主人睡房			
Bag 手袋	2	Headboard 床背板	1
Basket 籃	1	Mattress with Bed Sheet 床褥及床套	1
Bed Frame with Bedside Cabinet 床架連床頭櫃	1	Necklace 項鍊	1
Bedside Table 床邊几	1	Notebook 筆記本	2
Blanket 毛毯	2	Pillow with Cover 枕頭連枕套	2
Book 書	11	Quilt with Cover 被連被套	1
Bottle 玻璃瓶	1	Roller Blind 手動捲簾	5
Box 盒	3	Scarf 領巾	1
Candle Holder 蠟燭台	1	Shelves 層架	1
Clothes 衣服	8	Shoes 鞋(in pairs 對)	2
Cushion 靠枕	4	Stationery Tray 文具盤	1
Ear Ring 耳環(in pairs 對)	1	Stool 椅子	1
Glass 玻璃杯	2	Wall Decoration 牆身裝飾	1
Hanger 衣架	8	Wall Lamp 壁燈	1
Hat 帽	1	Vase with Decorative Flower 花瓶連裝飾花	1

有關上述傢俱及物件的設計、顏色、物料及數量，請向賣方查詢。送贈傢俱及物件優惠受其他條款及條件約束。如有爭議，賣方有絕對酌情權作出決定。為免疑問，有關付款計劃所述的首 3 年保修優惠不適用於上述傢俱及物件。

For details of the design, colour, materials and quantity of the furniture and chattels set out above, please enquire with the Vendor. The Free Furniture and Chattels Offer is subject to other terms and conditions. The Vendor shall have the absolute discretion in case of dispute. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in the relevant payment plan does not apply to the furniture and chattels set out above.

- (5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：

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

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
 世紀 21 集團有限公司 CENTURY 21 GROUP LIMITED
 晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED
 迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED
 香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED
 香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
 香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED
 康業物業代理有限公司 HONG YIP PROPERTY AGENCY LIMITED
 康業服務有限公司 HONG YIP SERVICE CO LTD
 仲量聯行有限公司 JONES LANG LASALLE LIMITED
 啟勝地產代理有限公司 KAI SHING (REA) LIMITED
 建富物業 KIN FU REALTY
 領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED
 祥益地產代理有限公司 MANY WELLS PROPERTY AGENT LIMITED
 美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED
 利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED
 第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED
 新鴻基地產(銷售及租賃)代理有限公司 SUN HUNG KAI REAL ESTATE (SALES AND LEASING) AGENCY LIMITED

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

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

- (6) 賣方就該期數指定的互聯網網站的網址為: **www.novoland.com.hk**

The address of the website designated by the Vendor for the Phase is: **www.novoland.com.hk**