

## 價單 Price List

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

發展項目名稱 Name of Development	曦臺 maya	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	崇山街 8 號及四山街 15 號 8 Shung Shan Street and 15 Sze Shan Street		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the Development (or phase of the Development)			326

印製日期 Date of Printing	價單編號 Number of Price List
19/03/2019	2

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
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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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第2座 Tower 2	5	A*	49,322 (531) 露台balcony : 2.000 (22) 工作平台 utility platform : - (-)	11,138,000	225,822 (20,976)		2.250 (24)		7.945 (86)						
第2座 Tower 2	5	E*	42,363 (456) 露台balcony : - (-) 工作平台 utility platform : - (-)	10,154,000	239,690 (22,268)		2.250 (24)		24.878 (268)						
第2座 Tower 2	7	E	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,459,000	206,245 (19,148)		2.250 (24)								
第2座 Tower 2	8	E	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,506,000	207,269 (19,243)		2.250 (24)								
第2座 Tower 2	11	E	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,577,000	208,818 (19,387)		2.250 (24)								
第2座 Tower 2	12	E	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,601,000	209,341 (19,435)		2.250 (24)								
第2座 Tower 2	18	E*	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,697,000	211,434 (19,630)		2.250 (24)								
第2座 Tower 2	23	E*	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,816,000	214,029 (19,870)		2.250 (24)								
第2座 Tower 2	25	E*	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,840,000	214,552 (19,919)		2.250 (24)								
第2座 Tower 2	27	E*	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,887,000	215,577 (20,014)		2.250 (24)								
第2座 Tower 2	28	E*	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,934,000	216,602 (20,109)		2.250 (24)								
第2座 Tower 2	29	E*	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,958,000	217,125 (20,158)		2.250 (24)								
第2座 Tower 2	31	E*	45,863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,124,000	220,744 (20,494)		2.250 (24)								

第二部份：面積及售價資料 Part 2: Information on Area and Price

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard	
第2座 Tower 2	32	E*	45.863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,172,000	221,791 (20,591)		2.250 (24)									
第2座 Tower 2	33	E*	45.863 (494) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,219,000	222,816 (20,686)		2.250 (24)									
第2座 Tower 2	35	E*	46.145 (497) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,267,000	222,494 (20,658)		2.250 (24)									
第2座 Tower 2	36	E*	45.741 (492) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,315,000	225,509 (20,965)		2.250 (24)									
第2座 Tower 2	5	F*	44.960 (484) 露台balcony : 2.000 (22) 工作平台 utility platform : - (-)	9,655,000	214,746 (19,948)		2.250 (24)		8.880 (96)							
第2座 Tower 2	7	F	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,377,000	201,830 (18,754)		2.250 (24)									
第2座 Tower 2	8	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,733,000	209,492 (19,466)		2.250 (24)									
第2座 Tower 2	11	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,841,000	211,817 (19,682)		2.250 (24)									
第2座 Tower 2	12	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	9,876,000	212,570 (19,752)		2.250 (24)									
第2座 Tower 2	18	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,019,000	215,648 (20,038)		2.250 (24)									
第2座 Tower 2	23	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,197,000	219,479 (20,394)		2.250 (24)									
第2座 Tower 2	25	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,233,000	220,254 (20,466)		2.250 (24)									
第2座 Tower 2	27	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,304,000	221,782 (20,608)		2.250 (24)									

第二部份：面積及售價資料 Part 2: Information on Area and Price

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第2座 Tower 2	28	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,375,000	223,310 (20,750)		2.250 (24)								
第2座 Tower 2	29	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,411,000	224,085 (20,822)		2.250 (24)								
第2座 Tower 2	31	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,661,000	229,466 (21,322)		2.250 (24)								
第2座 Tower 2	32	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,732,000	230,994 (21,464)		2.250 (24)								
第2座 Tower 2	33	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,803,000	232,523 (21,606)		2.250 (24)								
第2座 Tower 2	35	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,875,000	234,072 (21,750)		2.250 (24)								
第2座 Tower 2	36	F*	46.460 (500) 露台balcony : 2.000 (22) 工作平台 utility platform : 1.500 (16)	10,946,000	235,601 (21,892)		2.250 (24)								

### 第三部份：其他資料 Part 3: Other Information

1. 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

2. 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第 52(1)條 / Section 52(1)

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

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

#### 第 53(2)條 / Section 53(2)

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

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

#### 第 53(3)條 / Section 53(3)

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

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

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

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

4. 註：於本第 4 節內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase. The Transaction Price is obtained by applying the relevant terms of payment and/or applicable discounts on the Price and rounded to the nearest thousand.

4(i). 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金。其中 HK\$100,000 之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」或「Baker & McKenzie」。

Upon signing the Preliminary Agreement for Sale and Purchase, a preliminary deposit equivalent to 5% of the Transaction Price shall be paid by the purchaser. Part of the preliminary deposit in the sum of HK\$100,000 must be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to " Baker & McKenzie " or 「貝克·麥堅時律師事務所」.

A. 30 天現金付款計劃 (照售價減 8%) 30 Days Cash Payment Plan (8% discount from the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時買賣合約後 5 個工作天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 5 working days after the date of the signing of the preliminary agreement for sale and purchase.

- (3) 成交金額餘額(即成交金額 90%)於買方簽署臨時合約後 30 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.

B. 150 天現金付款計劃 (照售價減 6.5%) 150 Days Cash Payment Plan (6.5% discount from the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時買賣合約後 90 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

- (3) 成交金額餘額(即成交金額 90%)於買方簽署臨時合約後 150 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 150 days after the date of the signing of the preliminary agreement for sale and purchase.

C. 180 天起動九龍東按揭付款計劃 (照售價減 3.5%) 180 Days Energizing Kowloon East Mortgage Payment Plan (3.5% discount from the Price)

(此付款計劃只適用於購買此價單標上「\*」之指明住宅物業之買方。)

(This payment method is only applicable to the purchaser(s) of the residential property(ies) marked with a “\*” in this Price List.)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時買賣合約後 90 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

- (3) 成交金額餘額(即成交金額 90%)於買方簽署臨時合約後 180 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 180 days after the date of the signing of the preliminary agreement for sale and purchase.

起動九龍東按揭貸款 Energizing Kowloon East Mortgage Loan

賣方的指定財務機構(『指定財務機構』)提供起動九龍東按揭貸款(『起動按揭貸款』)之主要條款如下:

The key terms of an Energizing Kowloon East Mortgage Loan (“Energizing Mortgage Loan”) offered by the Vendor’s designated financing company (“Designated Financing Company”) are as follows:

- (i) 買方必須於買賣合約內訂明的付清成交金額餘額之日前最少 60 日書面向指定財務機構申請起動按揭貸款。

The purchaser shall make a written application to the Designated Financing Company for an Energizing Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.

- (ii) 起動按揭貸款的最高金額為成交金額的 80%，貸款金額不可超過應繳付之成交金額餘額。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum Energizing Mortgage Loan amount shall be 80% of the Transaction Price, provided that the loan amount shall not exceed the balance of the Transaction Price payable. The Designated Financing Company will decide the loan amount to be granted to the purchaser after considering the result of the credit assessment of the purchaser and his guarantor (if applicable).

- (iii) 起動按揭貸款年期最長為 25 年。

The maximum tenor of the Energizing Mortgage Loan shall be 25 years.

- (iv) 起動按揭貸款以住宅物業之第一法定按揭作抵押。

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

- (v) 起動按揭貸款年期首 24 個月的年利率為指定財務機構不時報價之最優惠利率減 1.995%。

The annual interest rate of the Energizing Mortgage Loan for the first 24 months shall be at 1.995% below the Best Lending Rate as quoted by the Designated Financial Company from time to

time.

- (vi) 起動按揭貸款年期第25個月及其後之年利率為指定財務機構不時報價之最優惠利率加2.615%。

The annual interest rate of the Energizing Mortgage Loan from the 25th month and thereafter shall be at 2.615% above the Best Lending Rate as quoted by the Designated Financial Company from time to time.

- (vii) 「最優惠利率」由指定財務機構決定，現為年利率 5.375%。

The Best Lending Rate is determined by the Designated Financial Company. The current Best Lending Rate is 5.375% per annum.

- (viii) 買方須按月分期償還起動按揭貸款。

The purchaser shall repay the Energizing Mortgage Loan by monthly instalments.

- (ix) 起動按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出起動按揭貸款有最終決定權。

The Designated Financing Company shall be solely responsible to determine whether to approve the purchasers' application for the Energizing Mortgage Loan. The Designated Financing Company shall have the final right to decide whether or not to grant the Energizing Mortgage Loan.

- (x) 所有起動按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理起動按揭貸款的律師費用及雜費。

All legal documents of the Energizing Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Designated Financing Company and all relevant legal costs and disbursements shall be borne by the purchaser solely. The purchaser may choose to instruct his own solicitors to act for him and in such event, the purchaser shall also bear his own solicitors' legal costs and disbursements relating to the Energizing Mortgage Loan.

- (xi) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。

The purchaser shall upon request by the Designated Financing Company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser and his guarantor(s) (if applicable).

- (xii) 不論起動按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。

Irrespective of whether the Energizing Mortgage Loan is granted or not, the purchaser shall complete the purchase of the residential property and shall pay the Transaction Price in full in accordance with the agreement for sale and purchase.

- (xiii) 起動按揭貸款受其他條款及細則約束。

The Energizing Mortgage Loan is subject to other terms and conditions.

- (xiv) 起動按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何輾轉，一概與賣方及宏安地產代理有限公司無關。以上關於起動按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就起動按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及宏安地產代理有限公司在任何情況下均無需就



起動按揭貸款向買方承擔任何責任。

The Energizing Mortgage Loan is a transaction between the Designated Financing Company and the purchaser. The Vendor and Wang On Properties Agency Limited shall not be involved in any dispute between the purchaser and the Designated Financing Company. The above information of the Energizing Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and Wang On Properties Agency Limited be liable to the purchaser in respect of the Energizing Mortgage Loan.

D. 180 天見證明日按揭付款計劃 (照售價減 4.5%) 180 Days Day Birth Mortgage Payment Plan (4.5% discount from the Price)

- (1) 相等於成交金額 5% 之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 相等於成交金額 5% 之加付訂金於買方簽署臨時買賣合約後 90 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

- (3) 成交金額餘額(即成交金額 90%)於買方簽署臨時合約後 180 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 180 days after the date of the signing of the preliminary agreement for sale and purchase.

見證明日按揭貸款 Day Birth Mortgage Loan

(只適用於屬自然人的買方 Only applicable to purchasers who are natural persons)

賣方的指定財務機構(『指定財務機構』)提供見證明日按揭貸款之主要條款如下:

The key terms of a Day Birth Mortgage Loan offered by the Vendor's designated financing company ("Designated Financing Company") are as follows:

- (i) 買方必須於買賣合約內訂明的付清成交金額餘額之日前最少 60 日書面向指定財務機構申請見證明日按揭貸款。

The purchaser shall make a written application to the Designated Financing Company for a Day Birth Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.

- (ii) 見證明日按揭貸款的最高金額為成交金額的 70%(若買方為香港永久性居民)或 60%(若買方為非香港永久性居民)，貸款金額不可超過應繳付之成交金額餘額。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum Day Birth Mortgage Loan amount shall be 70% of the Transaction Price (if purchaser is Hong Kong permanent residents) or 60% of the Transaction Price (if purchaser is not Hong Kong permanent residents), provided that the loan amount shall not exceed the balance of the Transaction Price payable. The Designated Financing Company will decide the loan amount to be granted to the purchaser after considering the result of the credit assessment of the purchaser and his guarantor (if applicable).

- (iii) 見證明日按揭貸款年期最長為 25 年。

The maximum tenor of the Day Birth Mortgage Loan shall be 25 years.

- (iv) 見證明日按揭貸款以住宅物業之第一法定按揭作抵押。

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

- (v) 見證明日按揭貸款年期首 24 個月的年利率為指定財務機構不時報價之最優惠利率減 2%。

The annual interest rate of the Day Birth Mortgage Loan for the first 24 months shall be at 2% below the Best Lending Rate as quoted by the Designated Financial Company from time to time.

- (vi) 見證明日按揭貸款年期第 25 個月及其後之年利率為指定財務機構不時報價之最優惠利率。

The annual interest rate of the Day Birth Mortgage Loan from the 25th month and thereafter shall be the Best Lending Rate as quoted by the Designated Financial Company from time to time.

- (vii) 「最優惠利率」由指定財務機構決定，現為年利率 5.5%。

The Best Lending Rate is determined by the Designated Financial Company. The current Best Lending Rate is 5.5% per annum.

- (viii) 買方於按揭首 24 個月只需就見證明日按揭貸款向指定財務機構繳付利息，其後則須照常連本帶息供款。

The purchaser shall only pay the interest of the Day Birth Mortgage Loan to the Designated Financial Company in the first 24 months and shall repay the principal amount and interest as usual for the rest of the term of the Day Birth Mortgage Loan.

- (ix) 買方須按月分期償還見證明日按揭貸款。

The purchaser shall repay the Day Birth Mortgage Loan by monthly instalments.

- (x) 見證明日按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出見證明日按揭貸款有最終決定權。

The Designated Financing Company shall be solely responsible to determine whether to approve the purchasers' application for the Day Birth Mortgage Loan. The Designated Financing Company shall have the final right to decide whether or not to grant the Day Birth Mortgage Loan.

- (xi) 所有見證明日按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理見證明日按揭貸款的律師費用及雜費。

All legal documents of the Day Birth Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Designated Financing Company and all relevant legal costs and disbursements shall be borne by the purchaser solely. The purchaser may choose to instruct his own solicitors to act for him and in such event, the purchaser shall also bear his own solicitors' legal costs and disbursements relating to the Day Birth Mortgage Loan.

- (xii) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。

The purchaser shall upon request by the Designated Financing Company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser and his guarantor(s) (if applicable).

(xiii) 不論見證明日按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。

Irrespective of whether the Day Birth Mortgage Loan is granted or not, the purchaser shall complete the purchase of the residential property and shall pay the Transaction Price in full in accordance with the agreement for sale and purchase.

(xiv) 見證明日按揭貸款受其他條款及細則約束。

The Day Birth Mortgage Loan is subject to other terms and conditions.

(xv) 見證明日按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何轉讓，一概與賣方及宏安地產代理有限公司無關。以上關於見證明日按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就見證明日按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及宏安地產代理有限公司在任何情況下均無需就見證明日按揭貸款向買方承擔任何責任。

The Day Birth Mortgage Loan is a transaction between the Designated Financing Company and the purchaser. The Vendor and Wang On Properties Agency Limited shall not be involved in any dispute between the purchaser and the Designated Financing Company. The above information of the Day Birth Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and Wang On Properties Agency Limited be liable to the purchaser in respect of the Day Birth Mortgage Loan.

E. 建築期付款計劃 (照售價減 3.5%) Stage Payment Plan (3.5% discount from the Price)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 相等於成交金額 5%之加付訂金於買方簽署臨時買賣合約後 45 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 45 days after the date of the signing of the preliminary agreement for sale and purchase.

(3) 相等於成交金額 5%之部份成交金額於買方簽署臨時買賣合約後 90 天內繳付。

A part payment of the Transaction Price equivalent to 5% of the Transaction Price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

(4) 成交金額餘額(即成交金額 85%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (85% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the purchaser that the Vendor is in a position validly to assign the residential property to the purchaser.

F. 「置輕鬆」付款計劃 (照售價減 1%) "Monthly" Stage Payment Plan (1% discount from the Price)

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 相等於成交金額 1%之加付訂金於買方簽署臨時買賣合約後 30 天內繳付。

A further deposit equivalent to 1% of the Transaction Price shall be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.

- (3) 相等於成交金額 1%之部份成交金額於買方簽署臨時買賣合約後 60 天內繳付。

A part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.

- (4) 相等於成交金額 1%之加付部份成交金額於買方簽署臨時買賣合約後 90 天內繳付。

A further part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

- (5) 相等於成交金額 1%之加付部份成交金額於買方簽署臨時買賣合約後 120 天內繳付。

A further part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 120 days after the date of the signing of the preliminary agreement for sale and purchase.

- (6) 相等於成交金額 1%之加付部份成交金額於買方簽署臨時買賣合約後 150 天內繳付。

A further part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 150 days after the date of the signing of the preliminary agreement for sale and purchase.

- (7) 成交金額餘額(即成交金額 90%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the purchaser that the Vendor is in a position validly to assign the residential property to the purchaser.

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

1. 支付條款折扣 Terms of Payment Discount

請參閱(4)(i)。

Please refer to (4)(i).

2. 「宏地薈」會員折扣 “WO Club” Members Discount

如買方為宏地薈會員(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)為宏地薈會員)，買方可獲 1%售價折扣優惠。

If the purchaser is a WO 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 WO Club member on or before the date of signing of the preliminary agreement for sale and purchase), the purchaser will be offered 1% discount off the Price.

3. 限時折扣 Limited Time Discount

凡於 2019 年 3 月 31 日或之前簽署臨時買賣合約，買方可獲 1%售價折扣優惠。

1% discount off the Price would be offered to purchasers who sign the preliminary agreement for sale and purchase on or before 31<sup>st</sup> March 2019.

4. 「從價印花稅」優惠 "Ad Valorem Stamp Duty" Benefit

買方可獲 3%售價折扣作為「從價印花稅」優惠（不論適用之印花稅稅率）。

3% discount off the Price would be offered to the purchasers as a subsidy of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable).

5. 員工置業折扣 Staff Purchasing Discount

如買方屬或包括任何「合資格員工」，在買方沒有委任地產代理代表其行事之情況下，該買方可獲相等於有關物業在價單中所列售價的 4%之折扣優惠。

If the purchaser is or includes any "Eligible Staff" and provided that the purchaser has not appointed any estate agent to act on his behalf, such purchaser shall be entitled to a discount which is equivalent to 4% of the Price of residential property.

「合資格員工」指下列其中一個集團 / 公司附屬公司之員工及該員工之近親（即配偶、父母、子女、兄弟姊妹、(外)祖父母或(外)孫）：

"Eligible Staff" means a staff of any subsidiary of the following Groups / Companies and that staff's close family member (i.e. spouse, parents, children, sibling, grandparents, or grandchildren).

- (I) 宏安集團有限公司 Wang On Group Limited
- (II) 宏安地產有限公司 Wang On Properties Limited
- (III) 位元堂藥業控股有限公司 Wai Yuen Tong Medicine Holdings Limited
- (IV) 易易壹金融集團有限公司 Easy One Financial Group Limited
- (V) 中國農產品交易有限公司 China Agri-Products Exchange Limited
- (VI) 旭輝控股(集團)有限公司 CIFI Holdings (Group) Co. Ltd.
- (VII) 永昇物業管理有限公司 Ever Sunshine Lifestyle Services Group Limited

以上集團 / 公司有絕對權利決定某員工是否「合資格員工」。

The above Groups / Companies shall have absolute right to determine whether a staff is an "Eligible Staff".

員工置業折扣受銷售安排及其他條款及細則約束。

Staff Purchasing Discount is subject to the Information on Sales Arrangement and other terms and conditions.

6. The Met. Style 折扣優惠 The Met. Style Purchase Discount

如買方（或組成買方的任何一人）或其近親（即配偶、父母、子女、兄弟姊妹、(外)祖父母或(外)孫）是或曾經為蒼薈、蒼朗、蒼晴、蒼悅、蒼點或蒼臻的其中一個或多個住宅單位的業主（統稱「The Met. 業主」），買方可獲 1%售價折扣優惠。（每一 The Met. 業主（無論擁有多少個前述發展項目的住宅單位），可享本折扣優惠一次）

If a purchaser (or any one of the persons comprising the purchaser) or any of his close family member (i.e. spouse, parents, children, sibling, grandparents, or grandchildren) is or has been a registered owner of any one or more of the residential units in The Met. Acappella, The Met. Blossom, The Met. Bliss, The Met. Delight, The Met. Focus or The Met. Sublime (collectively “The Met. Owner” ), 1% discount of the Price would be offered to the purchaser. (Each The Met. Owner (regardless of how many residential units in the aforementioned Developments he has owned), can enjoy this Discount once).

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

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

1. 沒有使用「起動九龍東按揭貸款」現金回贈優惠 No Utilisation of “Energizing Kowloon East Mortgage Loan” Cash Rebate

(只適用於選用 180 天起動九龍東按揭付款計劃的買方 Only applicable to purchasers selecting the 180 Days Energizing Kowloon East Mortgage Payment Plan)

如買方沒有採用「起動九龍東按揭貸款」，並依照買賣合約訂定的日期付清每一期樓款及成交金額餘款，可獲賣方提供成交金額 2.8% 現金回贈。詳情以相關交易文件條款作準。

Subject to the terms and conditions of the relevant transaction documents, a cash rebate of 2.8% of the Transaction Price will be provided to the purchaser if the purchaser settles the part payment(s) and the balance of the Transaction Price in accordance with the payment dates stipulated in the agreement for sale and purchase without utilizing the “Energizing Kowloon East Mortgage Loan” .

買方須於完成買賣及接收指明住宅物業後 14 日內填妥，簽署並向賣方遞交有關沒有使用「起動九龍東按揭貸款」現金回贈優惠的附函所附之申請書，申請現金回贈優惠。如買方符合取得現金回贈的條件，賣方會在收到買方填妥及簽署的申請書後 30 日內，將現金回贈存入買方於香港持牌銀行開立之戶口 (或以其他由賣方決定的方式支付)。

The purchaser shall apply to the Vendor for the cash rebate by completing, signing and submitting an application form attached to the Side Letter (regarding No Utilisation of “Energizing Kowloon East Mortgage Loan” Cash Rebate) within 14 days after completing the purchase and entering into possession of the specified residential property. If the purchaser is eligible to obtain the cash rebate, the Vendor will deposit the Cash Rebate directly into the purchaser’s bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) within 30 days after receiving the duly completed and signed application form.

沒有使用「起動九龍東按揭貸款」現金回贈不能轉讓及轉移，及只能由買方本人行使及享用。

No Utilisation of “Energizing Kowloon East Mortgage Loan” Cash Rebate is non-assignable and non-transferable and can only be enjoyed by the purchaser personally.

2. 沒有使用「見證明日按揭貸款」現金回贈優惠 No Utilisation of “Day Birth Mortgage Loan” Cash Rebate

(只適用於選用 180 天見證明日按揭付款計劃的買方 Only applicable to purchasers selecting the 180 Days Day Birth Mortgage Payment Plan)

如買方沒有採用「見證明日按揭貸款」，並依照買賣合約訂定的日期付清每一期樓款及成交金額餘款，可獲賣方提供成交金額 1.8% 現金回贈。詳情以相關交易文件條款作準。

Subject to the terms and conditions of the relevant transaction documents, a cash rebate of 1.8% of the Transaction Price will be provided to the purchaser if the purchaser settles the part payment(s) and the balance of the Transaction Price in accordance with the payment dates stipulated in the agreement for sale and purchase without utilizing the “Day Birth Mortgage Loan” .

買方須於完成買賣及接收指明住宅物業後 14 日內填妥，簽署並向賣方遞交有關沒有使用「見證明日按揭貸款」現金回贈優惠的附函所附之申請書，申請現金回贈優惠。如買方符合取得現金回贈的條件，賣方會在收到買方填妥及簽署的申請書後 30 日內，將現金回贈存入買方於香港持牌銀行開立之戶口（或以其他由賣方決定的方式支付）。

The purchaser shall apply to the Vendor for the cash rebate by completing, signing and submitting an application form attached to the Side Letter (regarding No Utilisation of “Day Birth Mortgage Loan” Cash Rebate) within 14 days after completing the purchase and entering into possession of the specified residential property. If the purchaser is eligible to obtain the cash rebate, the Vendor will deposit the cash rebate directly into the purchaser’s bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) within 30 days after receiving the duly completed and signed application form.

沒有使用「見證明日按揭貸款」現金回贈不能轉讓及轉移，及只能由買方本人行使及享用。

No Utilisation of “Day Birth Mortgage Loan” Cash Rebate is non-assignable and non-transferable and can only be enjoyed by the purchaser personally.

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

現金回贈金額如下：

The amount of the cash rebate is as follows:

(只適用於選用建築期付款計劃的買方 Only applicable to purchasers selecting the Stage Payment Plan)

付清臨時合約所列售價（「成交金額」）餘額日期 Date of settlement of the purchase price as set out in the Preliminary Agreement (the “Transaction Price” )	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 121 日 - 210 日期間內 Within the period from 121 days to 210 days after the signing of the Preliminary Agreement	成交金額 2% 2% of the Transaction Price
簽署臨時合約的日期後 211 日 - 300 日期間內 Within the period from 211 days to 300 days after the signing of the Preliminary Agreement	成交金額 1% 1% of the Transaction Price

(只適用於選用「置輕鬆」付款計劃的買方 Only applicable to purchasers selecting the "Monthly" Stage Payment Plan)

付清臨時合約所列售價（「成交金額」）餘額日期 Date of settlement of the purchase price as set out in the Preliminary Agreement (the "Transaction Price" )	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 121 日 - 210 日期間內 Within the period from 121 days to 210 days after the signing of the Preliminary Agreement	成交金額 4% 4% of the Transaction Price
簽署臨時合約的日期後 211 日 - 300 日期間內 Within the period from 211 days to 300 days after the signing of the Preliminary Agreement	成交金額 3% 3% of the Transaction Price

買方須於完成買賣及接收指明住宅物業後 14 日內填妥，簽署並向賣方遞交有關提前付清餘額現金回贈優惠的附函所附之申請書，申請現金回贈優惠。如買方符合取得現金回贈的條件，賣方會在收到買方填妥及簽署的申請書後 30 日內，將現金回贈存入買方於香港持牌銀行開立之戶口（或以其他由賣方決定的方式支付）。

The purchaser shall apply to the Vendor for the cash rebate by completing, signing and submitting an application form attached to the Side Letter (regarding Early Settlement Cash Rebate Benefit) within 14 days after completing the purchase and entering into possession of the specified residential property. If the purchaser is eligible to obtain the cash rebate, the Vendor will deposit the cash rebate directly into the purchaser's bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) within 30 days after receiving the duly completed and signed application form.

提前付清樓價現金回贈不能轉讓及轉移，及只能由買方本人行使及享用。

The Early Settlement Cash Rebate is non-assignable and non-transferable and can only be enjoyed by the purchaser personally.

4(iv). 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

買賣雙方各自負責其代表律師擬備，完成及登記正式合約及轉契的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of the Formal Agreement for Sale and Purchase and the Assignment.

買方需支付包括但不限於從價印花稅，買家印花稅\*及特別印花稅的印花稅\* (\*如適用)。

All stamp duty including, but not limited to Ad Valorem Stamp Duty, Buyers' Stamp Duty\* and Special Stamp Duty\* shall be borne by the purchaser (\*if applicable).

4(v). 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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



(a)所有有關指明住宅物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於正式買賣合約及轉讓契的圖則之圖則費；(b)指明住宅物業之樓契及業權文件的認證副本費用及分攤以下費用(i) 擬定大廈公契(賣方可決定將管理合約包括在大廈公契內)的律師費用及(ii) 附於大廈公契內有關發展項目公用部份的圖則之圖則費；(c)(i) 所有賣方就指明住宅物業所支付按比例分攤的公用事業按金；(ii)按比例分攤發展項目公用部份的水、電按金；及(d)所有根據大廈公契及管理合約規定須向賣方或管理公司補還或繳付的管理費上期預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。

(a) All disbursements incurred in connection with the sale and purchase of a specified residential property including (without limitation) search fees; registration fees and fees for the preparation of plans of the specified residential property to be annexed to the formal Agreement for Sale and Purchase and the Assignment;(b) the costs of preparing certified true copies of title deeds and documents relating to the specified residential property and a proportionate part of (i) the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement); (ii) the costs of and incidental to the preparation of plans showing the common parts of the Development to be annexed to the Deed of Mutual Covenant; (c)(i) a proportionate part of all public utility deposits paid by the Vendor in respect of the specified residential property; (ii) a proportionate part of the water and electricity deposits in respect of the common parts of the Development; and (d) all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. to be reimbursed or payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.

5. 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

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

美聯物業代理有限公司 Midland Realty International Limited

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

利嘉閣地產有限公司 Ricacorp Properties Limited

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

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

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

6. 賣方就發展項目指定的互聯網網站的網址為：[www.nouvellehk.com/maya/](http://www.nouvellehk.com/maya/)。

The address of the website designated by the Vendor for the development is: [www.nouvellehk.com/maya/](http://www.nouvellehk.com/maya/).