

(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

(a) 見 4(ii)。
See 4(ii).

(b) 住客車位認購權 Option to purchase Residential Parking Space

購買一個本價單上設“#”的住宅物業的買方可獲認購期數一個住客車位之權利(“認購權”)(受制於合約及賣方容後不時公佈的銷售安排、售價及認購意向(如適用), 並由賣方全權及絕對酌情決定)。認購權受期數實際可供出售的住客車位數目所限, 賣方及如此聘用的人並不保證每個認購權必定能購得一個住客車位, 就算未能就任何認購權購得任何住客車位賣方及如此聘用的人亦不須向認購權持有人作任何賠償。賣方擁有全權及絕對酌情權決定相關住宅物業之買方選購住宅車位之優先次序。惟買方如選擇不認購住宅車位, 此認購優惠將自動失效。此認購優惠只屬上述買方作為上述住宅物業之買方個人所有, 且不可轉讓及不可兌換為現金或任何其他優惠。

The Purchaser of a residential property marked with a “#” in this price list shall have an option to purchase one residential parking space in the Phase (“the Option”) (subject to contract and the sales arrangements, price and registration of intent (if applicable) to be determined by the Vendor at its sole and absolute discretion and announced by the Vendor later from time to time). The Option is subject to the actual number of residential parking spaces available for sale in the Phase. The Vendor and the Person so Engaged gives no warranty that one residential parking space can be purchased in respect of each Option. The Vendor shall not be liable for any compensation to the holder of any Option even if no residential parking space can be purchased in respect of the Option. The Vendor shall have the sole and absolute discretion to determine the order of priority to choose and purchase the residential parking spaces between purchasers. If the Purchaser chooses not to purchase any residential parking space, this benefit will lapse automatically. This benefit is personal to the said Purchaser as purchaser of the aforesaid residential property and is non-transferable and cannot be redeemed for cash or any other benefit.

(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

(a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契, 賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契, 買方及賣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 appoints the Vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書(如有)的印花稅、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、利息及附加費等)。

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

(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

有關其他法律文件之律師費如: 附加合約、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等, 均由買方負責, 一切有關按揭之費用其他實際支出均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(vi) 如買方希望更改付款計劃而須更新成交紀錄冊內的記錄, 可於不早於簽署正式買賣合約後30日但不遲於付清樓價餘額之日前30日或(如適用)正式買賣合約內訂明的期數的預計關鍵日期前30日(以較早者為準)向如此聘用的人提出申請, 並須承擔有關律師費用及雜費(如有)。對前述更改之申請的批准與否及申請條件, 視乎有關付款計劃、折扣、贈品、財務優惠或利益是否適用和如此聘用的人的最終決定。

If the Purchaser wishes to change the payment plan which requires update to the entry(ies) in the Register of Transactions, the Purchasers can apply to the Person so Engaged for such change not earlier than 30 days after the date of signing of the Formal Agreement for Sale and Purchase but not later than 30 days before the date of settlement of the balance of purchase price or (if applicable) not later than 30 days before the estimated material date for the Phase as specified in the Formal Agreement for Sale and Purchase (whichever is earlier) and bear all related solicitors' 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 Person so Engaged.

(5) 賣方已委任地產代理在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:

賣方委任的代理:

Agents appointed by the Vendor:

會德豐地產(香港)有限公司

Wheelock Properties (Hong Kong) Limited

Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

會德豐地產(香港)有限公司委任的次代理:

中原地產代理有限公司

Centaline Property Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

利嘉閣地產有限公司

Ricacorp Properties Limited

香港置業(地產代理)有限公司

Hong Kong Property Services (Agency) Limited

世紀21集團有限公司及旗下特許經銷商

Century 21 Group Limited and Franchisees

云房網絡(香港)代理有限公司

Qfang Network (Hong Kong) Agency Limited

仲量聯行有限公司

Jones Lang Lasalle Limited

第一太平戴維斯住宅代理有限公司

Savills Realty Limited

萊坊(香港)有限公司

Knight Frank Hong Kong Limited

友和地產有限公司

United Properties Limited

晉誠地產代理有限公司

Earnest Property Agency Limited

康城物業有限公司

Lohas Property Ltd

請注意: 任何人可委任任何地產代理在購買該期數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 phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為: <https://www.montara.com.hk>

The address of the website designated by the Vendor for the phase is: <https://www.montara.com.hk>