

根據《一手住宅物業銷售條例》第60條所備存的成交記錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	芳菲 Madera Garden	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	勝利道5號 No.5 Victory Avenue		

- 重要告示：
1. 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。
 2. 根據《一手住宅物業銷售條例》第61條，成交記錄冊的目的是向公眾人士提供列於記錄冊的關於該項目的交易資料，以使公眾人士了解香港的住宅物業市場狀況。記錄冊內的個人資料除供指定用途使用外，不得作其他用途。

- Important Note:
1. Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.
 2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

第二部份：交易資料

Part 2: Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的 日期 (日-月-年) Date of PASP (DD-MM- YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM- YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termina tion of ASP (if applicable) (DD-MM- YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的 資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售 價 修 改 的 細 節 及 日 期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
31-07-2021	06-08-2021		芳菲 Madera Garden	3	B		\$7,231,000		價單第1號 / Price List No. 1 見備註 / See remark(s): 7c(ii)(a), 7d(i), 7d(ii), 7d(iii), 7e(1)	
31-07-2021	簽訂臨時買賣合 約後交易再未有 進展 The PASP has not proceeded further		芳菲 Madera Garden	5	C		\$10,010,000		價單第1號 / Price List No. 1 見備註 / See remark(s): 7c(ii)(b), 7d(i), 7d(ii), 7d(iii), 7e(1)	
31-07-2021	06-08-2021		芳菲 Madera Garden	3	C		\$9,707,000		價單第1號 / Price List No. 1 見備註 / See remark(s): 7c(ii)(a), 7d(i), 7d(ii), 7d(iii), 7e(1)	
11-09-2021	17-09-2021		芳菲 Madera Garden	10	B		\$7,824,000		價單第1A號 / Price List No. 1A 見備註 / See remark(s): 7c(iii), 7d(i), 7d(ii), 7d(iii)	
11-09-2021	17-09-2021		芳菲 Madera Garden	5	B		\$7,381,000		價單第1A號 / Price List No. 1A 見備註 / See remark(s): 7c(iii), 7d(i), 7d(ii), 7d(iii)	

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03-09-2022	09-09-2022		芳菲 Madera Garden	6	C		\$9,970,000		價單第1B號 / Price List No. 1B 見備註 / See remark(s): 7c(vi), 7d(ii), 7d(iii), 7d(iv), 7d(v), 7e(4), 7e(5)	
04-09-2022	09-09-2022		芳菲 Madera Garden	17	B		\$7,769,000		價單第1B號 / Price List No. 1B 見備註 / See remark(s): 7c(vii), 7d(ii), 7d(iii), 7d(iv), 7d(v), 7e(3)	
19-09-2022	26-09-2022		芳菲 Madera Garden	6	B		\$6,886,000		價 單第1B號 / Price List No. 1B 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iii), 7d(iv), 7d(v)	
19-09-2022	26-09-2022		芳菲 Madera Garden	7	B		\$7,199,000		價 單第1B號 / Price List No. 1B 見備註 / See remark(s): 7c(vi), 7d(ii), 7d(iii), 7d(iv), 7d(v), 7e(4), 7e(5)	
19-11-2022	25-11-2022		芳菲 Madera Garden	9	C		\$10,462,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vi)B, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)B, 7e(5)	

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			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
03-12-2022	09-12-2022		芳菲 Madera Garden	8	B		\$7,339,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vi)B, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)B, 7e(5)	
04-12-2022	09-12-2022		芳菲 Madera Garden	12	B		\$7,632,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vi)B, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)B, 7e(5)	
06-12-2022	13-12-2022		芳菲 Madera Garden	9	B		\$7,412,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vi)B, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)B, 7e(5)	
07-12-2022	14-12-2022		芳菲 Madera Garden	11	B		\$7,558,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vi)B, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)B, 7e(5)	
15-12-2022	22-12-2022	04-07-2025	芳菲 Madera Garden	3	A		\$10,996,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vi)B, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)B, 7e(5), 7e(6)	

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			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-12-2022	29-12-2022		芳菲 Madera Garden	10	A		\$12,016,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vi)B, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)B, 7e(5), 7e(6)	
27-12-2022	04-01-2023		芳菲 Madera Garden	17	A		\$12,474,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vii), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(3), 7e(6)	
11-01-2023	18-01-2023		芳菲 Madera Garden	5	A		\$10,727,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(6)	
26-02-2023	03-03-2023		芳菲 Madera Garden	16	B		\$7,694,000		價單第1C號 / Price List No. 1C 見備註 / See remark(s): 7c(vii), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(3)	
25-03-2023	31-03-2023		芳菲 Madera Garden	7	C		\$10,162,000		價單第1E號 / Price List No. 1E 見備註 / See remark(s): 7c(vi)C, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)C, 7e(5)B	

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			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
04-04-2023	14-04-2023		芳菲 Madera Garden	9	A		\$11,767,000		價單第1E號 / Price List No. 1E 見備註 / See remark(s): 7c(vii), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(3), 7e(6)	
10-04-2023	17-04-2023		芳菲 Madera Garden	7	A		\$11,717,000		價單第1F號 / Price List No. 1F 見備註 / See remark(s): 7c(vi)C, 7d(ii), 7d(iv), 7d(v), 7d(vii), 7e(4)C, 7e(5)B	
26-04-2023	03-05-2023		芳菲 Madera Garden	8	A		\$11,545,000		價單第2號 / Price List No. 2 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii)	
14-04-2026	21-04-2026		芳菲 Madera Garden	5	C		\$8,525,000		價單第1I號 / Price List No. 1I 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
14-04-2026	21-04-2026		芳菲 Madera Garden	28	C		\$11,858,000		價單第2B號 / Price List No. 2B 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(9), 7e(10), 7e(11), 7e(12)	
14-04-2026	17-04-2026		芳菲 Madera Garden	3	A		\$9,684,000		價單第1I號 / Price List No. 1I 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	

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			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
14-04-2026	21-04-2026		芳菲 Madera Garden	19	B		\$7,079,000		價單第2B號 / Price List No. 2B 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7d(x), 7e(10), 7e(11), 7e(12)	
09-05-2026	15-05-2026		芳菲 Madera Garden	2	B		\$5,973,000		價單第11號 / Price List No. 11 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
13-05-2026	20-05-2026		芳菲 Madera Garden	8	C		\$9,124,000		價單第11號 / Price List No. 11 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
16-05-2026	22-05-2026		芳菲 Madera Garden	19	A		\$11,835,000		價單第11號 / Price List No. 2B 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
18-05-2026	26-05-2026		芳菲 Madera Garden	15	B		\$6,787,000		價單第11號 / Price List No. 11 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
21-05-2026	29-05-2026		芳菲 Madera Garden	11	A		\$12,412,000		價單第11號 / Price List No. 11 見備註 / See remark(s): 7c(viii)	

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			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-06-2026	22-06-2026		芳菲 Madera Garden	16	A		\$12,779,000		價單第11號 / Price List No. 11 見備註 / See remark(s): 7c(viii)	
09-07-2026	16-07-2026		芳菲 Madera Garden	2	C		\$10,782,200		招標 / Tender 現金優惠付款計劃Cash Payment Plan ▪ 售價 5% 即臨時訂金於買方簽署臨時合約時繳付。 5% of Purchase Price being preliminary deposit shall be paid upon signing of the Preliminary Agreement. ▪ 售價 95%於買方簽署臨時買賣合約後 120 天內繳付。 95% of Purchase Price being balance of Purchase Price shall paid within 120 days after signing of the preliminary agreement for sale and purchase. (i) 管理費回贈優惠 Management Fee Rebate Benefit (ii) 新居電器現金回贈優惠 New Home Appliance Cash Rebate Benefit (iii) 芳菲交吉安排優惠 (不適用於該住宅物業單位的現有租客) Madera Garden Vacant Possession Benefit (Not applicable to existing tenant of the residential property)	

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			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
27-07-2026	03-08-2026		芳菲 Madera Garden	11	C		\$9,395,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
28-07-2026	04-08-2026		芳菲 Madera Garden	15	C		\$9,579,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
29-07-2026	05-08-2026		芳菲 Madera Garden	16	C		\$9,673,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
30-07-2026	06-08-2026		芳菲 Madera Garden	18	C		\$9,960,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(13)	
31-07-2026	07-08-2026		芳菲 Madera Garden	19	C		\$10,057,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	
01-08-2026	07-08-2026		芳菲 Madera Garden	22	C		\$10,357,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(v), 7d(ii), 7d(iv), 7d(v), 7d(vii), 7d(viii), 7e(10), 7e(11), 7e(12)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的 日期 (日-月-年) Date of PASP (DD-MM- YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM- YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termina tion of ASP (if applicable) (DD-MM- YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的 資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM- YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣 方的有關 連人士 The purchaser is a related party to the vendor
			大廈名 稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
07-09-2026	14-09-2026		芳菲 Madera Garden	12	A		\$12,964,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(viii)	
10-09-2026			芳菲 Madera Garden	15	A		\$13,091,000		價單第2C號 / Price List No. 2C 見備註 / See remark(s): 7c(viii)	

第三部份：備註 **Part 3: Remarks**

1. 關於臨時買賣合約的資料(即(A), (D), (E), (G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的1 個工作日之內，賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此紀錄冊中修改有關記項。
Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the Owner enters into the relevant PASPs. Within 1 working day after the date on which the Owner enters into the relevant ASPs, the Vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的1 個工作日內，在此紀錄冊(C)欄記入該日期。
If an ASP is terminated, the Vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, the Vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1 個工作日之內，賣方須將有關細節及該日期記入此紀錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以“√”標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 –
 - a. 該賣方屬法團，而該人是 –
 - (i) 該賣方的董事，或該董事的父母、配偶或子女；
 - (ii) 該賣方的經理；
 - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - (iv) 該賣方的有聯繫法團或控股公司；
 - (v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控股公司的經理；
 - b. 該賣方屬個人，而該人是 –
 - (i) 該賣方的父母、配偶或子女；或
 - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - c. 該賣方屬合夥，而該人是 –
 - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或

(ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with “√” in column (H) in this register. A person is a related party to a vendor if –

- a. where that vendor is a corporation, the person is –
 - (i) a director of that vendor, or a parent, spouse or child of such a director;
 - (ii) a manager of that vendor;
 - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - (iv) an associate corporation or holding company of that vendor;
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - (vi) a manager of such an associate corporation or holding company;
- b. where that vendor is an individual, the person is –
 - (i) a parent, spouse or child of that vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- c. where that vendor is a partnership, the person is –
 - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder

7. a. (G) 欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

- b. 於本備註7內，「售價」指相關價單第二部份中所列之住宅物業的售價，而「相關價單」指有關住宅物業之價單。因應相關折扣(如有)按售價計算得出之價目，皆以四捨五入方式換算至最接近的千位數作為(E)欄所指的成交金額。

In this Remark 7, “Price” means the price of the residential property set out in Part 2 of the price list concerned, and “price list concerned” means the price list in relation to the residential property concerned. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded off to the nearest thousand to determine the Transaction Price stated in column (E).

- c. 相關價單中的支付條款

Terms of payment under the price list concerned

- (i) 現金優惠付款計劃(照售價減4%)

Cash Payment Plan (4% discount from the Price)

- 成交金額5%（臨時訂金）於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
- 成交金額 5%（加付訂金）於買方簽署臨時買賣合約後30天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the PASP.
- 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後90天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 90 days after signing of the PASP.

(ii) 備用一按貸款付款計劃 (照售價減3%)

Standby First Mortgage Loan Payment Plan (3% discount from the Price)

(ii)(a) 成交金額為港幣一千萬以下的住宅物業

Transaction Price of residential property is under HK10 million

- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
- 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後30天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the PASP.
- 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後90天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 90 days after signing of the PASP.

(ii)(b) 成交金額為港幣一千萬或以上的住宅物業

Transaction Price of residential property is or over HK10 million

- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
- 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後30天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the PASP.
- 成交金額 5% (部份售價) 於買方簽署臨時買賣合約後60天內繳付。
5% of the Transaction Price being Part Payment shall be paid within 60 days after signing of the PASP.
- 成交金額餘額(即成交金額85%)於買方簽署臨時買賣合約後90天內繳付。
The balance of the Transaction Price (i.e. 85% of the Transaction Price) shall be paid within 90 days after signing of the PASP.

(iii) 建築期付款計劃 (照售價減2%)

Stage Payment Plan (2% discount from the Price)

- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
- 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the PASP.
- 買方須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出書面通知的日期後的14天內付清成交金額 90%作為成交金額之餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser(s) within 14 days of the date of the written notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).

(iv) 備用一按貸款付款計劃 (照價減 3%)

Standby First Mortgage Loan Payment Plan (3% discount from the Price)

- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
- 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後30天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the PASP.
- 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後90天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 90 days after signing of the PASP.

- (v) 現金優惠付款計劃 (照價減 6%)
Cash Payment Plan (6% discount from the Price)
- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
 - 成交金額餘額(即成交金額95%)於買方簽署臨時買賣合約後120天內繳付。
The balance of the Transaction Price (i.e. 95% of the Transaction Price) shall be paid within 120 days after signing of the PASP.
- (vi) 換樓易 900付款計劃 (照價減 3%)
Easy Purchase 900 Payment Plan (3% discount from the Price)
- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
 - 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the PASP.
 - 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後180天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 180 days after signing of the PASP.
 - 成交金額餘額(即成交金額85%)於買方簽署臨時買賣合約後900天內繳付。
The balance of the Transaction Price (i.e. 85% of the Transaction Price) shall be paid within 900 days after signing of the PASP.
- (vi) B 換樓易 900付款計劃 (照價減 3%)
Easy Purchase 900 Payment Plan (3% discount from the Price)
- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
 - 成交金額 3% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。
3% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the PASP.
 - 成交金額 2% (加付訂金) 於買方簽署臨時買賣合約後120天內繳付。
2% of the Transaction Price being Further Deposit shall be paid within 120 days after signing of the PASP.
 - 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後900天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 900 days after signing of the PASP.
- (vi) C 換樓易 730付款計劃 (照價減 3%)
Easy Purchase 730 Payment Plan (3% discount from the Price)
- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
 - 成交金額 3% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。
3% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the PASP.
 - 成交金額 2% (加付訂金) 於買方簽署臨時買賣合約後120天內繳付。
2% of the Transaction Price being Further Deposit shall be paid within 120 days after signing of the PASP.
 - 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後730天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 730 days after signing of the PASP.
- (vii) Madera 輕鬆一按付款計劃 (照價減 4%)
Madera Relax First Mortgage Payment Plan (4% discount from the Price)
- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the PASP.
 - 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。

- 5% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the PASP.
- 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後180天內繳付。
- 5% of the Transaction Price being Further Deposit shall be paid within 180 days after signing of the PASP.
- 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後270天內繳付。
- 5% of the Transaction Price being Further Deposit shall be paid within 270 days after signing of the PASP.
- 成交金額餘額(即成交金額80%)於買方簽署臨時買賣合約後360天內繳付。
- The balance of the Transaction Price (i.e. 80% of the Transaction Price) shall be paid within 360 days after signing of the PASP.

(viii) 「先租後買」付款計劃 (照價減 10%) (只適用於本價單第 2 部份標有 "#" 的住宅物業)

Lease with Option to Purchase Plan (10% discount from the Price) (Only applicable to residential property(ies) that is/are marked with "#" in Part 2 of this price list)

- 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
- 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- 成交金額餘額(即成交金額95%)於買方簽署臨時買賣合約後60天內繳付。 The balance of the Transaction Price (i.e. 95% of the Transaction Price) shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

d. 相關價單中售價獲得折扣的基礎

The basis on which any discount on the Price is available under the price list concerned.

(i) 早鳥折扣優惠

Early Bird Discount

凡於2021年10月30日或之前簽署臨時買賣合約購買相關價單中所列之住宅物業的買方可獲1%售價折扣優惠。

1% discount from the Price would be offered to the Purchaser who signs the PASP to purchase a residential property listed in the price list concerned on or before 30 October 2021.

(ii) Facebook/Instagram 讚好優惠

Like Facebook/Instagram Benefit

買方可獲額外 1%售價折扣優惠作為「Facebook/Instagram 讚好優惠」。

An extra 1% discount from the Price would be offered to the Purchasers as the "Like Facebook/Instagram Benefit".

(iii) 印花稅津貼折扣

Stamp Duty Subsidy Benefit

買方可獲額外 4%售價折扣優惠作為「印花稅津貼折扣」優惠。

An extra 4% discount from the Price would be offered to the Purchasers as the "Stamp Duty Subsidy Benefit".

(iv) Living Aesthetic 生活美學優惠

Living Aesthetic Benefit

買方可獲額外 2%售價折扣優惠作為「Living Aesthetic生活美學優惠」。

An extra 2% discount from the Price would be offered to the Purchasers as the "Living Aesthetic Benefit".

(v) 兩鐵三線優惠

Super Railway Benefit

買方可獲額外 2%售價折扣優惠作為「兩鐵三線優惠」。

An extra 2% discount from the Price would be offered to the Purchasers as the "Super Railway Benefit".

(vi) 名門望族優惠

Prestigious Family Benefit

如買方及其家人同時各別購買一個或以上，或買方獨自同時購買二個或以上指明住宅物業，每個該等指明住宅物業均可獲得相等於額外1%售價折扣優惠。所有購買之指明住宅物業之臨時買賣合約必須同時簽署。

If a Purchaser and his/her immediate family member each purchases one or more specified residential property(ies) or a Purchaser purchases two or more specified residential properties at the same time, an extra 1 % discount from the Price would be offered to the Purchaser and/ or his/her immediate family member for each of such specified residential properties purchased. The PASPs for all the specified residential properties purchased must be entered into at the same time.

備註：「家人」就任何個人而言，指其配偶、父母、子女、兄弟、姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

Notes: "Immediate family member" in relation to an individual, means a spouse, parent, child, sibling, grandparent or grandchild of the individual.

(vii) 利息補貼折扣

Interest Subsidy Benefit

買方可獲額外 4%售價折扣優惠作為「利息補貼折扣」。

An extra 4% discount from the Price would be offered to Purchasers as the "Interest Subsidy Benefit".

(viii) 協成行以人為本置業優惠

Hip Shing Hong People-Oriented Purchase Benefit

買方可獲額外 7.5%售價折扣優惠作為「協成行以人為本置業優惠」。

An extra 7.5% discount from the Price would be offered to the Purchasers as the "Hip Shing Hong People-Oriented Purchase Benefit".

(ix) 先租後買折扣優惠

Option to Purchase Discount

(只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第三十六個月後至租約租期第三十九個月屆滿或之前，根據賣方授予之認購權 購買該已出租的住宅物業，並選擇第(4)(i)段中「先租後買」付款計劃(g))

(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who purchases his/her/their leased residential property pursuant to an option to purchase granted by the vendor after the 36th month of the lease term but on or before the expiration of the 39th month of the lease term and has selected Payment Plan (g) "Lease with Option to Purchase Plan" in paragraph (4)(i))

- 受限於買方對以下細則之遵守:-

Subject to the compliance with all the following conditions by the purchaser(s):-

買方(作為租客)與賣方(作為業主)就該住宅物業已簽訂一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租約租期第三十九個月屆滿或之前行使的認購權(租約格式及內容由賣方訂明)(「含有認購權之租約」); the purchaser(s) (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the purchaser(s) as tenant after the 36th month of the commencement date of the lease term but on or before the expiration of the 39th month of the lease term (in such form and content as specified by the Vendor) (the "Lease with Option to Purchase") with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

- 買方為該住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the residential property;
 - 買方在整個含有認購權之租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Lease with Option to Purchase throughout the term of the Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);
 - 買方(作為租客)按照含有認購權之租約的規定已向賣方(作為業主)提供一份認購通知書(按含有認購權之租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之租約);及
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Lease with Option to Purchase) to the Vendor (as landlord) in accordance with the Lease with Option to Purchase; and
 - 含有認購權之租約下沒有欠繳租金。
there is no rental arrears under the Lease with Option to Purchase.
- 於簽署臨時合約時，買方須提供相關證明文件(包括但不限於已加蓋印花的租約)達致賣方滿意程度。如有爭議，賣方之決定將為最終及對買方有約束力。
Upon signing of the PASP, the purchaser(s) shall provide the relevant supporting document(s) (including but not limited to copy of the stamped Lease) to the Vendor to its satisfaction. In case of dispute, the Vendor's decision shall be final and binding on the purchaser(s).
 - 本先租後買折扣優惠不可與其他優惠同時使用。
This Option to Purchase Discount cannot be used in conjunction with other discount

(x) 尊尚客戶優惠 (只適用於本價單第2部份標有"^"的住宅物業)

Prestige Client Benefit (Only applicable to residential property(ies) that is/are marked with "^" in Part 2 of this price list)

買方可獲額外 0.5%售價折扣優惠作為「尊尚客戶優惠」。

An extra 0.5% discount from the Price would be offered to the Purchasers as the "Prestige Client Benefit".

e. 相關價單中可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development under the price list concerned

(1) 備用第一按揭貸款

Standby First Mortgage Loan

- 備用第一按揭貸款 (此安排只適用於選擇備用一按貸款付款計劃之買方。)
Standby First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Standby First Mortgage Loan Payment Plan.)
- 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。
The Purchaser shall apply to the Vendor's designated finance company for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.
- 買方須依照賣方指定財務機構之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Vendor's designated finance company.
- 買方須以所購之發展項目的住宅物業之第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the Purchaser.
- 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall be 25 years.
- 買方可向由賣方指定財務機構申請按揭貸款，買方於提款日起息供分期，首三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.25% (P-2.25%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率(P)計算；其後全期按優惠利率加1.5%(P+1.5%p.a.)計算，利率浮動。
The Purchaser can apply to Vendor's designated finance company for mortgage loan. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on mortgage loan will be calculated at 2.25% below the Hong Kong Dollar Best Lending Rate(P-2.25%p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited (“the Best Lending Rate”) from time to time for the first 36 months, and at the Best Lending Rate (P) within the period from the 37th month to the 60th month; and thereafter will be calculated at +1.5% above the Best Lending Rate (P+1.5%p.a.), subject to fluctuation.
- 成交金額為港幣一千萬以下的住宅物業的第一按揭貸款最高金額的90%；成交金額為港幣一千萬或以上的住宅物業的第一按揭貸款最高金額的85%。
The maximum amount of first mortgage loan shall be 90% of the Transaction Price if the residential property is under HK\$10 million; The maximum amount of first mortgage loan shall be 85% of the Transaction Price if the residential property is or over HK\$10 million.
- 第一按揭貸款及其相關擔保（如要）之文件必須由賣方指定財務機構指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚按揭條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures
- 第一按揭貸款之條款及批核條件僅供參考，賣方指定財務機構保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關貸款的批核或不批核及/或任何貸款相關事宜而向賣方提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Vendor's designated finance company, and are not related to the Vendor(who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the ASP. The Purchaser shall have

no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.

(2)

備用第一按揭貸款

Standby First Mortgage Loan

- 備用第一按揭貸款 (此安排只適用於選擇備用一按貸款付款計劃之買方。)
Standby First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Standby First Mortgage Loan Payment Plan.)
- 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。
The Purchaser shall apply to the Vendor's designated finance company for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.
- 買方須依照賣方指定財務機構之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Vendor's designated finance company.
- 買方須以所購之發展項目的住宅物業之第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the Purchaser.
- 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.
- 買方可向由賣方指定財務機構申請按揭貸款，買方於提款日起息供分期，首三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.25% (P-2.25%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率(P)計算；其後全期按優惠利率加1.5%(P+1.5%p.a.)計算，利率浮動。
The Purchaser can apply to Vendor's designated finance company for mortgage loan. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on mortgage loan will be calculated at 2.25% below the Hong Kong Dollar Best Lending Rate(P-2.25%p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited (“the Best Lending Rate”) from time to time for the first 36 months, and at the Best Lending Rate (P) within the period from the 37th month to the 60th month; and thereafter will be calculated at +1.5% above the Best Lending Rate (P+1.5%p.a.), subject to fluctuation.
- 第一按揭貸款最高金額的90%。
The maximum amount of first mortgage loan shall be 90%.
- 第一按揭貸款及其相關擔保（如要）之文件必須由賣方指定財務機構指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚按揭條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures
- 第一按揭貸款之條款及批核條件僅供參考，賣方指定財務機構保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關貸款的批核或不批核及/或任何貸款相關事宜而向賣方提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Vendor's designated finance company, and are not related to the Vendor(who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor

in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the ASP. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.

(3) 第一按揭貸款(此安排只適用於選擇支付條款Madera 輕鬆一按付款計劃之買方。)

First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment Madera Relax First Mortgage Payment Plan.)

- 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。

The Purchaser shall apply to the Vendor's designated finance company for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.

- 買方須依照賣方指定財務機構之要求提供足夠之入息證明文件。

The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Vendor's designated finance company.

- 買方須以所購之發展項目的住宅物業之第一法定按揭作為第一按揭貸款的抵押。

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

- 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.

- (i) 此按揭貸款只適用於選擇之A單位 或 C單位的2房單位買方。

Only applicable to purchasers who select Unit A or Unit C, 2 bedroom flat.

- 買方可向由賣方指定財務機構申請按揭貸款，首二十四個月為免息免供期，第二十五個月開始買方須每月供款，第二十五個月至第三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.5%(P-2.5%p.a.)計算；第三十七個月及其後全期利率按優惠利率 (P)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. No repayment of principal and no payment of interest is required for the first 24 months. Starting from the 25th month, Purchasers will have to pay monthly instalments and interest rate for the 25th to the 36th month purchasers will have to pay monthly instalments and interest will be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate(P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited (“the Best Lending Rate”), Interest rate from the 37th month and thereafter will be calculated at P as Best Lending Rate (P), subject to fluctuation.

- (ii) 此按揭貸款只適用於選擇之B單位的1房單位買方。

Only applicable to Purchasers who select Unit B, 1 bedroom flat:

- 買方可向由賣方指定財務機構申請按揭貸款，首十二個月為免息免供期，第十三個月開始買方須每月供款，第十三個月至第三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.5%(P-2.5%p.a.)計算；第三十七個月及其後全期利率按優惠利率 (P)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. No repayment of principal and no payment of interest is required for the first 12 months. Starting from the 13th month, Purchasers will have to pay monthly instalments and interest rate for the 13th to the 36th month purchasers will have to pay monthly instalments and interest will be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate(P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited (“the Best Lending Rate”), Interest rate from the 37th month and thereafter will be calculated at P as Best Lending Rate (P), subject to fluctuation.

- 第一按揭貸款最高金額的80%。

The maximum amount of first mortgage loan shall be 80%.

- 第一按揭貸款及其相關擔保（如要）之文件必須由賣方指定財務機構指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。

All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the

Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

- 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚按揭條款及條件、批核條件及申請手續。

The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

- 第一按揭貸款之條款及批核條件僅供參考，賣方指定財務機構保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。

The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

- 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關貸款的批核或不批核及/或任何貸款相關事宜而向賣方提出任何申索。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Vendor's designated finance company, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the ASP. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.

(4) 換樓易 900 計劃

Easy Purchase 900 Benefit

買方可向賣方申請以許可人身份提前入住其購買之住宅物業，主要條款如下：

The Purchaser may apply to the Vendor to occupy the residential property purchased by him early as a licensee, subject to the following terms:

- 買方須於簽署住宅物業之臨時買賣合約後的5個工作日內按臨時買賣合約之條款及條件簽立有關該物業的正式買賣合約。

The Purchaser shall execute the ASP in respect of the residential property within 5 working days after signing the PSAP of the property in accordance with the terms and conditions contained in the PSAP.

- 買方必須向賣方繳付不少於樓價15%；

The Purchaser shall pay to the Vendor not less than 15% of the Transaction Price;

- 買方必須向賣方繳付相等於樓價 1%之首年許可證費用及須就餘下的同意許可期向賣方繳付相等於樓價 1%之年度許可證費用

The Purchaser shall pay to the Vendor the first year licence fee equivalent to 1% of the Transaction Price upon signing of the Licence Agreement and will be required to pay to the Vendor an annual licence fee equivalent to 1% of the Transaction Price for the remainder term of the licence period;

- 買方須簽署一份經由賣方訂明的許可協議，內容不得更改；

A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser without amendment;

- 許可期限為許可生效日期後起計直至成交日(提早終止除外);買方必須由簽署臨時合約後45日以書面向賣方提出許可申請，如買方於簽署臨時合約後360日 後方提出申請，賣方保留權利，以賣方絕對酌情權決定是否授予許可；

The term of the licence is for a period from the commencement date of the licence to the date of completion (subject to early termination). The Purchaser shall submit written application of the licence to the Vendor for the licence from 45 days after the signing of the PSAP. If the application is made after 360 days after the signing of the PSAP the Vendor reserves the right in its absolute discretion to decide whether or not to grant the licence;

- 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他開支；

During the licence period, the Purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of the residential property;

- 在簽訂許可協議時，買方須向賣方付還在公契規定或依據公契就該物業需要支付的管理費按金、其他按金及其他款項；

The Purchaser shall reimburse the Vendor the management fee deposits and other deposits and other payments in respect of such property under or pursuant to the Deed of Mutual Covenant upon signing of the Licence Agreement;

- 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費；

The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement;

- 若買方已選擇獲取換樓易 900優惠，如：(i) 住宅物業的每一期樓款及成交金額餘額均依照正式買賣合約訂定的日期付清（以賣方代表律師實際收到款項日期計算；必須嚴格遵行所有時間限制）；(ii)該物業買賣已完成；(iii)於該物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清；及(iv)許可協議的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將金額相等於該住宅物業許可佔用期中已支付之許可費總數直接用於支付部份成交金額餘額。

If the Purchaser has opted for obtaining the Easy Purchase 900 Benefit, in respect of the residential property purchased by the Purchaser, the Vendor will apply the total sum of the licence fee paid during the licence period of the residential property towards settlement of part of the balance of Transaction Price upon completion of the sale and purchase if: (i) each part payment and balance of the Transaction of the property has been settled according to the respective dates stipulated in the ASP (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors; time shall be of the essence); (ii) the sale and purchase of the property has been completed; (iii) each instalment of licence fee has been paid according to the respective dates stipulated in the Licence Agreement during the licence period of the property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects.

(4) B 換樓易 900 計劃 (此安排只適用於選擇支付條款換樓易 900付款計劃之買方。)

Easy Purchase 900 Benefit (This arrangement is only applicable to Purchasers who choose Terms of Payment Easy Purchase 900 Payment Plan.)

買方可向賣方申請以許可人身份提前入住其購買之住宅物業，主要條款如下：

The Purchaser may apply to the Vendor to occupy the residential property purchased by him early as a licensee, subject to the following terms:

- 買方須於簽署住宅物業之臨時買賣合約後的5個工作日內按臨時買賣合約之條款及條件簽立有關該物業的正式買賣合約。

The Purchaser shall execute the ASP in respect of the residential property within 5 working days after signing the PSAP of the property in accordance with the terms and conditions contained in the PSAP.

- 買方必須向賣方繳付不少於樓價10%；

The Purchaser shall pay to the Vendor not less than 10% of the Transaction Price;

- 買方必須向賣方繳付相等於樓價 1%之首年許可證費用及須就餘下的同意許可期向賣方繳付相等於樓價 1%之年度許可證費用

The Purchaser shall pay to the Vendor the first year licence fee equivalent to 1% of the Transaction Price upon signing of the Licence Agreement and will be required to pay to the Vendor an annual licence fee equivalent to 1% of the Transaction Price for the remainder term of the licence period;

- 買方須簽署一份經由賣方訂明的許可協議，內容不得更改；

A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser without amendment;

- 許可期限為許可生效日期後起計直至成交日(提早終止除外);買方必須由簽署臨時合約後45日以書面向賣方提出許可申請，如買方於簽署臨時合約後360日 後方提出申請，賣方保留權利，以賣方絕對酌情權決定是否授予許可；

The term of the licence is for a period from the commencement date of the licence to the date of completion (subject to early termination). The Purchaser shall submit written application of the licence to the Vendor for the licence from 45 days after the signing of the PSAP. If the application is made after 360 days after the signing of the PSAP the Vendor reserves the right in its absolute discretion to decide whether or not to grant the licence;

- 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他開支；

During the licence period, the Purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of the residential property;

- 在簽訂許可協議時，買方須向賣方付還在公契規定或依據公契就該物業需要支付的管理費按金、其他按金及其他款項；

The Purchaser shall reimburse the Vendor the management fee deposits and other deposits and other payments in respect of such property under or pursuant to the Deed of Mutual Covenant upon signing of the Licence Agreement;

- 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費；
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement;
- 若買方已選擇獲取換樓易 900優惠，如：(i) 住宅物業的每一期樓款及成交金額餘額均依照正式買賣合約訂定的日期付清（以賣方代表律師實際收到款項日期計算；必須嚴格遵行所有時間限制）；(ii)該物業買賣已完成；(iii)於該物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清；及(iv)許可協議的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將金額相等於該住宅物業許可佔用期中已支付之許可費總數直接用於支付部份成交金額餘額。

If the Purchaser has opted for obtaining the Easy Purchase 900 Benefit, in respect of the residential property purchased by the Purchaser, the Vendor will apply the total sum of the licence fee paid during the licence period of the residential property towards settlement of part of the balance of Transaction Price upon completion of the sale and purchase if: (i) each part payment and balance of the Transaction of the property has been settled according to the respective dates stipulated in the ASP (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors; time shall be of the essence); (ii) the sale and purchase of the property has been completed; (iii) each instalment of licence fee has been paid according to the respective dates stipulated in the Licence Agreement during the licence period of the property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects.

(4) C 換樓易 730 計劃（此安排只適用於選擇支付條款換樓易 730付款計劃之買方。）

Easy Purchase 730 Benefit (This arrangement is only applicable to Purchasers who choose Terms of Payment Easy Purchase 730 Payment Plan.)

買方可向賣方申請以許可人身份提前入住其購買之住宅物業，主要條款如下：

The Purchaser may apply to the Vendor to occupy the residential property purchased by him early as a licensee, subject to the following terms:

- 買方須於簽署住宅物業之臨時買賣合約後的5個工作日內按臨時買賣合約之條款及條件簽立有關該物業的正式買賣合約。
The Purchaser shall execute the ASP in respect of the residential property within 5 working days after signing the PSAP of the property in accordance with the terms and conditions contained in the PSAP.
- 買方必須向賣方繳付不少於樓價10%；
The Purchaser shall pay to the Vendor not less than 10% of the Transaction Price;
- 買方必須向賣方繳付相等於樓價 1%之首年許可證費用及須就餘下的同意許可期向賣方繳付相等於樓價 1%之年度許可證費用
The Purchaser shall pay to the Vendor the first year licence fee equivalent to 1% of the Transaction Price upon signing of the Licence Agreement and will be required to pay to the Vendor an annual licence fee equivalent to 1% of the Transaction Price for the remainder term of the licence period;
- 買方須簽署一份經由賣方訂明的許可協議，內容不得更改；
A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser without amendment;
- 許可期限為許可生效日期後起計直至成交日(提早終止除外);買方必須由簽署臨時合約後45日以書面向賣方提出許可申請，如買方於簽署臨時合約後360日 後方提出申請，賣方保留權利，以賣方絕對酌情權決定是否授予許可；
The term of the licence is for a period from the commencement date of the licence to the date of completion (subject to early termination). The Purchaser shall submit written application of the licence to the Vendor for the licence from 45 days after the signing of the PSAP. If the application is made after 360 days after the signing of the PSAP the Vendor reserves the right in its absolute discretion to decide whether or not to grant the licence;
- 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他開支；
During the licence period, the Purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of the residential property;
- 在簽訂許可協議時，買方須向賣方付還在公契規定或依據公契就該物業需要支付的管理費按金、其他按金及其他款項；
The Purchaser shall reimburse the Vendor the management fee deposits and other deposits and other payments in respect of such property under or pursuant to the Deed of Mutual Covenant upon signing of the Licence Agreement;
- 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費；
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the

preparation and execution of the Licence Agreement;

- 若買方已選擇獲取換樓易 730優惠，如：(i) 住宅物業的每一期樓款及成交金額餘額均依照正式買賣合約訂定的日期付清（以賣方代表律師實際收到款項日期計算；必須嚴格遵行所有時間限制）；(ii)該物業買賣已完成；(iii)於該物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清；及(iv)許可協議的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將金額相等於該住宅物業許可佔用期中已支付之許可費總數直接用於支付部份成交金額餘額。

If the Purchaser has opted for obtaining the Easy Purchase 730 Benefit, in respect of the residential property purchased by the Purchaser, the Vendor will apply the total sum of the licence fee paid during the licence period of the residential property towards settlement of part of the balance of Transaction Price upon completion of the sale and purchase if: (i) each part payment and balance of the Transaction of the property has been settled according to the respective dates stipulated in the ASP (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors; time shall be of the essence); (ii) the sale and purchase of the property has been completed; (iii) each instalment of licence fee has been paid according to the respective dates stipulated in the Licence Agreement during the licence period of the property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects.

(5) 提前付清樓價現金回贈

Early Settlement Cash Rebate

- 若買方於以下列表指明的期間內付清成交金額餘額(早於正式買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)。付清成交金額日期以賣方代表律師收到所有成交金額款項日期為準。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 settles the balance of the Transaction Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the ASP), the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below. The date of settlement of the Transaction Price shall be the date on which all the Transaction Price is received by the Vendor's solicitors. 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.

Date of settlement of the balance of the Transaction Price 付清成交金額餘款之日期	The amount of Early Settlement Cash Rebate 提前付清樓價現金回贈之金額
Within 360 days after the date of signing of the PASP 簽署臨時合約的日期後 360 日內	2% of the Transaction Price 成交金額 2%
Within 720 days after the date of signing of the PASP 簽署臨時合約的日期後 720 日內	1% of the Transaction Price 成交金額 1%

(5) B 提前付清樓價現金回贈

Early Settlement Cash Rebate

- 若買方於以下列表指明的期間內付清成交金額餘額(早於正式買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)。付清成交金額日期以賣方代表律師收到所有成交金額款項日期為準。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 settles the balance of the Transaction Price within the period(s) specified in the table below (which is earlier than the due date of payment

specified in the ASP), the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below. The date of settlement of the Transaction Price shall be the date on which all the Transaction Price is received by the Vendor’s solicitors. 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.

Date of settlement of the balance of the Transaction Price 付清成交金額餘款之日期	The amount of Early Settlement Cash Rebate 提前付清樓價現金回贈之金額
Within 360 days after the date of signing of the PASP 簽署臨時合約的日期後 360 日內	1% of the Transaction Price 成交金額 1%

(6) 印花稅津貼優惠 (只適用於選購價單所列之 A 單位之買方。)

Stamp Duty Subsidy Benefit (Only applicable to Purchasers who choose to purchase Unit A listed in Price list.)

- 受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及餘款[^]及按買賣合約完成購買指明住宅物業)，賣方會代買方繳付所購買的指明住宅物業之買賣合約所須繳付的從價印花稅。賣方代買方繳付的從價印花稅款額上限為成交金額的 3.75%，超出上限的從價印花稅款額 (如有)，由買方自行承擔。若買方簽署正式合約時擁有其他任何住宅物業 (「原物業」) 並於完成購買指明住宅物業後售出原物業並向印花稅署申請退還部分從價印花稅，買方不須將退還稅項任何部份支付賣方。該優惠受其他條款及細則約束。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price[^] according to the respective dates stipulated in the agreement for sale and purchase and complete the purchase of the specified residential property in accordance with the agreement for sale and purchase), the Vendor will pay the ad valorem stamp duty payable by the Purchaser in respect of the agreement for sale and purchase of the Property. The amount of the ad valorem stamp duty payable by the Vendor on behalf of the Purchaser shall not exceed the amount being 3.75% of the Transaction Price, the excess amount of the ad valorem stamp duty (if any) shall be borne by the Purchaser. Where the Purchaser owns any other residential property (the “original property”) at the time of his signing of the Agreement and sells the original property after the completion of the purchase of the Property and he applies for a refund of part of the ad valorem stamp duty paid from the Stamp Office, the Purchaser is not required to pay any part of the refund to the Vendor.

The Benefit is subject to other terms and conditions.

[^] 以賣方代表律師實際收到款項日期計算。

[^] the actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser.

(7) 租約優惠 (只適用於本價單第 2 部份標有 “#” 的住宅物業)

Lease Benefit (Only applicable to residential property(ies) that is/are marked with “#” in Part 2 of this price list)

- 準買方於簽署住宅物業的臨時合約之前，準買方 (必須為個人名義) 可就該住宅物業與賣方 (作為業主) 簽署一份租約 (格式及內容由賣方訂明) (「租約」)。

Prior to a prospective purchaser(s) entering into a PASP of a residential property, the prospective purchaser(s) (who must be individual(s)) may enter into the Lease with the Vendor (as landlord) in respect of the residential property.

- 根據租約，租客將獲授予認購權以本價單第2部份所列明的售價購買該住宅物業 (受限於價單 (其可能不時更改) 指明的任何適用的折

扣及任何適用的贈品或任何財務待遇或優惠)，其認購權僅限於租客在租期生效日的3年後行使。如租客未能按照其條款及細則行使認購權，認購權將自動失效而租客將不會得到任何賠償。

Under the Lease, the tenant will be granted an option to purchase the residential property at the price stated in Part 2 of this price list (subject to any applicable discount and together with any applicable gift, or any financial advantage or benefit as specified in this price list (as the same may be revised from time to time)), which option is only exercisable by the tenant after 3 years from the commencement date of the term of the Lease. If the tenant fails to exercise the option to purchase in accordance with its terms and conditions, the option to purchase will lapse automatically and the tenant will not be entitled to any compensation therefor.

- 租約的其他重要條款如下:-

Other key terms of the Lease are as follows :-

- (i) 租金須每年預先繳付。

Rent is payable in advance annually.

- (ii) 租約期為 39 個月。

The term of the Lease shall be 39 months.

- (iii) 根據租約及其複本應支付之印花稅及/或裁定費及註冊費須由賣方及租客平均承擔。買賣雙方必須負責繳付所有各自就租約及其複本之準備、批核及簽訂而產生的法律費用。

The stamp duty and/or adjudication fee and registration fee payable on the Lease and its counterpart shall be borne by the Vendor and the tenant in equal shares. Each party shall bear its own legal costs and expenses in relation to the preparation, approval and execution of the Lease and its counterpart.

- (iv) 租客必須負責繳付為住宅物業提供的任何公共事業服務的所有按金及在租期內住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它年度或經常性性質的開支等。

The tenant shall be responsible to pay all deposits payable in respect of the supply of any utility to the residential property and pay the management fees, government rates and rent, utilities charges, utilities deposits and all other outgoings of an annual or recurring nature during the term of the Lease.

- (v) 租客不得將住宅物業分租或再准許予任何其他人士。

The tenant shall not sub-let or sub-license the residential property to any other entity.

- 租約優惠受其他條款及細則所約束。

The Lease Benefit is subject to other terms and conditions.

(8) 「認購權租金回贈」優惠

Option to Purchase Rental Rebate

- (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第三十六個月後至租約租期第三十九個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「先租後買」付款計劃(g))

(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who purchases his/her/their leased residential property pursuant to an option to purchase granted by the vendor after the 36th month of the lease term but on or before the expiration of the 39th month of the lease term and has selected Payment Plan (g) "Lease with Option to Purchase Plan" in paragraph (4)(i))

- (i) 受限於買方對以下細則之遵守，買方將會獲得認購權 100%租金回贈:-

Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 100% Rental Rebate :-

- i. 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);
- ii. 買方為該已出租之住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the residential property;
- iii. 買方在整個含有認購權之租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Lease with Option to Purchase throughout the term of the Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);
- iv. 買方(作為租客)按照含有認購權之租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之租約所定義)(格式及內容由賣方訂明並 附夾於含有認購權之租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Lease with Option to Purchase) to the Vendor (as landlord) in accordance with the Lease with Option to Purchase;
- v. 含有認購權之租約下沒有欠繳租金;及
there is no rental arrears under the Lease with Option to Purchase; and
- vi. 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:- whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之租約所定義) 5%之由買方根據含有認購權之租約實際已支付的租金及租金按金直接作為臨時合約下所需支付的臨時 訂金；及
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply the rent and the rental deposit actually paid by the purchaser(s) under the Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly; and

(B) 在已出租之住宅物業買賣完成時，由買方根據含有認購權之租約實際已支付的租金總和之 100%及租金按金將直接用於支付成交金額的餘額。

upon completion of the sale and purchase of the leased residential property, 100% of the total sum of the rent and the rental deposit actually paid by the purchaser(s) under the Lease with Option to Purchase will be applied towards settlement of the balance of Transaction Price directly.

(ii) 為免疑問，買方根據含有認購權之租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。

For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

(iii) 先租後買認購權租金回贈受其他條款及細則所約束。

The Option to Purchase Rental Rebate is subject to other terms and conditions.

(9) 送贈傢俱優惠 (只適用於發展項目28樓 C 單位)

Free Furniture Offer (only applicable to 28/F Unit C of the Development)

買方可免費獲贈由指定傢俬公司提供如本價單附錄 1 所述並適用於所購指明住宅物業之傢俬和物件(『該傢俬組合』)。

The Purchaser will be provided with the furniture and chattels supplied by the designated furniture company as set out in Annex 1 hereto and applicable to the specified residential property purchased (the "Furniture Package") free of charge.

該等物件現裝設於或放置於上述物業內，並將於物業之買賣成交時以「現狀」由賣方交予買方，「現狀」指該等物件於成交日當天之狀況。賣方或任何代表賣方人士不會就該等物件或其任何部份作出任何保證或陳述，尤其不會該等物件之實際狀況、市值、品質或適用性或任何該等物件是否有良好的效能作出任何保證或陳述。如賣方未能於成交時將該等物件或其中任何部分交予買方(不論基於任何原因)，買方亦不得以此為理由終止或撤銷臨時買賣合約或買賣合約，亦不得以此為理由索求延遲成交或減少物業的樓價。買方仍有責任遵守臨時買賣合約及買賣合約所有條款和條件及按其條款和條件完成買賣物業。若物業之買賣被廢除、取消或撤銷，賣方均沒有責任將任何該等物件交付或交予買方。送贈傢俱優惠受其他條款及條件約束。詳情請參閱相關交易文件。如有爭議，賣方有絕對酌情權作出決定。

The Chattels are now installed at or placed within the said property and will be handed over by the Vendor to the purchaser on the completion of the sale and purchase of the property in an "as is" condition, meaning, the condition the Chattels are or will be as at the date of completion. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, market value, quality or the fitness of any of the Chattels or as to whether any of the Chattels are or will be in working condition. Any failure on the Vendor's part (due to any reason whatsoever) to deliver or provide the Chattels, or any part thereof, to the purchaser on completion shall not entitle the purchaser to terminate or rescind the preliminary agreement for sale and purchase or the agreement for sale and purchase, nor shall entitle the purchaser to delay completion or to seek any reduction of the purchase price of the property. The purchaser shall still be obliged to perform and comply with all the terms and conditions of the preliminary agreement for sale and purchase and agreement for sale and purchase to complete the purchase of the property in accordance with the terms and conditions contained therein. Should the sale and purchase of the property be annulled, cancelled or rescinded, the Vendor shall not be obliged to deliver or hand over any of the Chattels to the purchaser. The Free Furniture Offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details. The Vendor shall have the absolute discretion in case of dispute.

(10) 管理費回贈優惠

Management Fee Rebate Benefit

如買方購買任何本價單所列之住宅物業，則受下述條款所限下買方可根據下列表格享有獲買方提供的管理費回贈優惠（「該管理費回贈」）。賣方會將該管理費回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該管理費回贈予買方）。

If the Purchaser purchases any of the residential properties listed in this price list, then subject to the terms below, the Purchaser will be entitled to a management fee rebate provided by the Vendor in the amount according to the table below ("the Management Fee Rebate"). [The Management Fee Rebate will be applied directly towards part payment of the balance of the purchase price (or pay the Management Fee Rebate to the Purchaser in any other manner as the Vendor may decide from time to time).]

該等住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款及按正式買賣合約完成購買物業，方可獲得本優惠。

The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase and complete the purchase in accordance with the terms of the agreement for sale and purchase.

Floor 樓層	Flats 單位	Management Fee Rebate Amount 管理費回贈金額
3, 21, 22, 23, 27, 28	A	HK\$66,600 (港幣 66,600 元正)
19, 20, 25, 26	A	HK\$68,160 (港幣 68,160 元正)
2, 15, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28	B	HK\$40,320 (港幣 40,320 元正)
5, 8, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28	C	HK\$58,920 (港幣 58,920 元正)

(11) 新居電器現金回贈優惠

New Home Appliance Cash Rebate Benefit

如買方購買任何本價單所列之住宅物業，則下述條款所限下買方可根據下列表格享有獲買方提供的新居電器現金回贈優惠（「該新居電器現金回贈」）。

If the Purchaser purchases any of the residential properties listed in this price list, then subject to the terms below, the Purchaser will be entitled to a “New Home Appliance Cash Rebate Benefit” provided by the Vendor in the amount according to the table below (“the New Home Appliance Cash Rebate”).

該等住宅物業之買方並必須（一）依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款及按正式買賣合約完成購買物業；及（二）於欠妥之處的保養責任期滿後，如果買方未提出要求並確認不會要求賣方修復該物業該的任何欠妥之處，方可獲得本優惠。[買方須於成交日期後的六至九個月內，以書面向賣方申請新居電器現金回贈，賣方會於收到申請並證實有關資料無誤後將新居電器現金回贈支付予買方。]

The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has (i) signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase and complete the purchase in accordance with the terms of the agreement for sale and purchase; and (ii) after the expiry of the defect warranty period if the Purchaser has not requested and confirms that he will not request the Vendor to make good any defect in the property. [The Purchaser shall apply to the Vendor in writing for the New Home Appliance Cash Rebate Benefit within 6 to 9 months after the date of completion. After the Vendor has received the application and duly verified the information to be correct, the Vendor will pay to the Purchaser the New Home Appliance Cash Rebate.]

Unit of Residential Property 住宅物業單位	Amount of Cash Rebate Benefit 現金回贈優惠金額
Unit B B 單位	HK\$150,000 港幣 15 萬元正
Unit A or Unit C A 單位 或 C 單位	HK\$300,000 港幣 30 萬元正

(12) 芳菲租務安排優惠（只適用於本價單第 2 部份標有 " * " 的住宅物業）（不適用於該住宅物業單位的現有租客）

Madera Garden Leasing Arrangement Benefit (Only applicable to residential property(ies) that is/are marked with " * " in Part 2 of this price list) (Not applicable to existing tenant of the residential property)

- 受下列條件所規限，如該住宅物業單位以現有租約形式出售，買方有權獲得租金回報回贈（「芳菲租務安排回贈」）。
Subject to the conditions set out below, the Purchaser shall be entitled to a rental return rebate in the event that the residential property is sold subject to an existing tenancy agreement ("the Madera Garden Leasing Arrangement Rebate").

- 芳菲租務安排回贈的計算方式如下：

The Madera Garden Leasing Arrangement Rebate shall be calculated as follows:-

「假定回報」與「實際回報」之差額，其中：

The Difference between the amount of Presumed Yield and the amount of Actual Yield whereas:-

- (i) 「假定回報」指住宅物業成交金額的 4%

Presumed Yield means 4% of the Transaction Price of the residential property.

- (ii) 「合約租金回報」指由成交日期起一年的期間內，根據有關租約所載由租客應付的租金總額。

Contract Yield means the total amount of rent as stated in the relevant tenancy agreement payable by the tenant during the period of one year from the date of completion.

為免生疑，如「合約租金回報」金額高於「假定回報」金額，買方將不會獲發芳菲租務安排回贈。

For the avoidance of doubt, if the amount of Contract Yield is larger than the amount of Presumed Yield, the Purchaser shall not be entitled to the Madera Garden Leasing Arrangement Rebate.

- 在買方按正式買賣合約(如適用，包括所有經修訂的正式買賣合約及補充合約)（「正式合約」）付清每個相關住宅物業的樓價為前提下及受與芳菲租務安排優惠有關的文件(包括確認書(如有))的條款所約束及按正式買賣合約完成購買物業，買方可獲賣方提供芳菲租務安排優惠。

Subject to the full settlement of the purchase price of each relevant residential property in accordance with the formal Agreement for Sale and Purchase (if applicable, including all revised Agreement(s) for Sale and Purchase and supplemental agreement(s)) ("the Agreement") and other terms of documents (including confirmation letters (if any)) in respect of the Madera Garden Leasing Arrangement Benefit and completion of the purchase in accordance with the terms of the Agreement, the Purchaser will be entitled to the Madera Garden Leasing Arrangement Benefit offered by the Vendor.

- 為免生疑，並就計算「合約租金回報」之目的而言，自成交日期起計一年期間內應付租金之計算，應以有關租約中所載的租金為準，而不論以下情況：- (i)該租金是否已包括或不包括差餉、地租、管理費及／或公用事業收費；(ii) 租客有否於成交後拖欠租金；及(iii)相關租賃之年期是否早於相關租約所載之原到期日（「原到期日」）屆滿或因任何原因早於「原到期日」被終止。

For the avoidance of doubt and for the purpose of calculation of the Contract Yield, the rent payable for the period of one year from the date of completion shall be the rent as stated in the relevant tenancy agreement and is irrespective of:- (i) whether rent is inclusive/exclusive of the rates, Government rent and management fees and/or utility charges; (ii) whether the tenant has any default in the payment of rent after completion; and (iii) whether the term of the relevant tenancy expires or is determined for whatever reasons earlier than the original expiry date ("Original Expiry Date") as stated in the relevant tenancy agreement

- 如有爭議，賣方有權決定芳菲租務安排回贈的金額，有關決定為最終決定並對買方具有約束力。
In case of dispute, the Vendor has the right to determine the amount of the Madera Garden Leasing Arrangement Rebate, and such determination shall be final and binding on the Purchaser.
 - 為免生疑:-
For the avoidance of doubt:-
 - (i) 如買方已享有芳菲租務安排優惠，將不會同時享有芳菲交吉安排優惠，反之亦然。
If the Purchaser has already enjoyed Madera Garden Leasing Arrangement Benefit, he/she will not enjoy Madera Garden Vacant Possession Benefit at the same time, and vice versa.
 - (ii) 如現有租約因任何原因於成交前終止，或其租期於成交前屆滿，就計算芳菲租務安排回贈而言「合約租金回報」將被視為零。在此情況下買家可享有金額為住宅物業成交金額4%的芳菲租務安排優惠。
In the event that the existing tenancy agreement terminates for whatever reason before completion or otherwise the term of the existing tenancy agreement expires before completion, the Contract Yield shall be deemed as zero for the purpose of calculation of The Madera Garden Leasing Arrangement Rebate. In such circumstances, the Purchaser is entitled to the Madera Garden Leasing Arrangement Rebate at the rate of 4% of the Transaction Price of the residential property.
 - (iii) 如買方於成交日期起計一年期間內實際已收取或應收取之租金，與相關租約所訂明租客於成交日期起計一年期間內應付之租金總額有所差異，買方同意芳菲租務安排回贈將繼續按照上文第 (b) 項所載之公式計算，且買方不得就該等計算提出任何異議。
If the actual rent received or receivable by the Purchaser during the period of one year from the date of completion differs from the total amount of rent as stated in the relevant tenancy agreement payable by the tenant during the period of one year from the date of completion, the Purchaser agrees that the Madera Garden Leasing Arrangement Rebate shall continue to be calculated in accordance with the formula set out in item b above, and the Purchaser shall not raise any objection to such calculation.
 - (iv) 就芳菲租務安排優惠而言，如該住宅物業單位於臨時買賣合約中指明以現有租約形式出售，則該住宅物業單位即視為以現有租約形式出售。
For the purpose of Madera Garden Leasing Arrangement Rebate, the residential property is deemed to be sold subject to an existing tenancy agreement if it is stated so in the preliminary agreement for sale and purchase.
 - (v) 「合約租金回報」乃計算至「原到期日」或自成交日期起計一年為止（以較早者為準）。
The Contract Yield is calculated up to the Original Expiry Date or one year from the date of completion, whichever is the earlier.
- (13) 芳菲交吉安排優惠 (不適用於該住宅物業單位的現有租客)
Madera Garden Vacant Possession Benefit (Not applicable to existing tenant of the residential property)
- 受下列條件所規限，如該住宅物業單位以交吉形式出售，買方有權獲得交吉回贈（「芳菲交吉安排回贈」）。
Subject to the conditions set out below, the Purchaser shall be entitled to a vacant possession rebate in the event that the residential property is sold with vacant possession (“the Madera Garden Vacant Possession Rebate”).
 - 芳菲交吉安排回贈指住宅物業成交金額的 4%。
The Madera Garden Vacant Possession Rebate means 4% of the Transaction Price of the residential property.

- 在買方按正式買賣合約(如適用，包括所有經修訂的正式買賣合約及補充合約) (「正式合約」)付清每個相關住宅物業的樓價為前提下及受與芳菲交吉安排優惠有關的文件(包括確認書(如有))的條款所約束及按正式買賣合約完成購買物業，買方可獲賣方提供芳菲交吉安排優惠。

Subject to the full settlement of the purchase price of each relevant residential property in accordance with the formal Agreement for Sale and Purchase (if applicable, including all revised Agreement(s) for Sale and Purchase and supplemental agreement(s)) (“the Agreement”) and other terms of documents (including confirmation letters (if any)) in respect of the Madera Garden Vacant Possession Benefit and completion of the purchase in accordance with the terms of the Agreement, the Purchaser will be entitled to the Madera Garden Vacant Possession Benefit offered by the Vendor.

- 如有爭議，賣方的決定須為最終及對買方具有約束力。

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

- 為免生疑，如買方已享有芳菲交吉安排優惠，將不會同時享有芳菲租務安排優惠，反之亦然。

For the avoidance of doubt, if the Purchaser has already enjoyed Madera Garden Vacant Possession Benefit, he/she will not enjoy Madera Garden Leasing Arrangement Benefit at the same time, and vice versa.

8. 下述互聯網可連結到此發展項目的價單: www.madera-garden.com.hk

The price list(s) of the development can be found in the following website: www.madera-garden.com.hk

更新日期及時間:

Date & Time of Update: 17:00 14-09-2026