價單　Price List

第一部份：基本資料　Part 1: Basic Information

期數名稱 **Name of the Phase**	MIAMI QUAY II	**期數（如有）** **Phase No. (if any)**	MIAMI QUAY 第二期 Phase 2 of MIAMI QUAY
期數位置 **Location of the Phase**	承豐道23號 23 Shing Fung Road		
期數中的住宅物業的總數 **The total number of residential properties in the Phase**			571

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
05 November 2026	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 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米（平方呎） sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 5 第5座	30	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,460,000	289,033 (26,857)	--	--	--	--	--	--	--	--	--	--
	29	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,439,000	288,316 (26,790)	--	--	--	--	--	--	--	--	--	--
	28	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,418,000	287,598 (26,724)	--	--	--	--	--	--	--	--	--	--
	27	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,376,000	286,163 (26,590)	--	--	--	--	--	--	--	--	--	--
	26	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,355,000	285,446 (26,524)	--	--	--	--	--	--	--	--	--	--
	25	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,334,000	284,728 (26,457)	--	--	--	--	--	--	--	--	--	--
	23	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,313,000	284,011 (26,390)	--	--	--	--	--	--	--	--	--	--
	22	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,293,000	283,328 (26,327)	--	--	--	--	--	--	--	--	--	--
	21	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,272,000	282,610 (26,260)	--	--	--	--	--	--	--	--	--	--
	20	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,251,000	281,893 (26,194)	--	--	--	--	--	--	--	--	--	--
	19	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,231,000	281,209 (26,130)	--	--	--	--	--	--	--	--	--	--
	18	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,210,000	280,492 (26,063)	--	--	--	--	--	--	--	--	--	--
	17	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,169,000	279,091 (25,933)	--	--	--	--	--	--	--	--	--	--
	16	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,149,000	278,408 (25,870)	--	--	--	--	--	--	--	--	--	--
	15	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,129,000	277,725 (25,806)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 （元，每平方呎） Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米（平方呎） sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 5 第5座	12	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,108,000	277,007 (25,740)	--	--	--	--	--	--	--	--	--	--
	11	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,088,000	276,324 (25,676)	--	--	--	--	--	--	--	--	--	--
	10	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,068,000	275,641 (25,613)	--	--	--	--	--	--	--	--	--	--
	9	H	29.270 (315) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,048,000	274,957 (25,549)	--	--	--	--	--	--	--	--	--	--
Tower 6 第6座	30	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,565,000	313,596 (29,162)	--	--	--	--	--	--	--	--	--	--
	29	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,541,000	312,809 (29,088)	--	--	--	--	--	--	--	--	--	--
	28	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,517,000	312,023 (29,015)	--	--	--	--	--	--	--	--	--	--
	27	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,470,000	310,482 (28,872)	--	--	--	--	--	--	--	--	--	--
	26	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,446,000	309,695 (28,799)	--	--	--	--	--	--	--	--	--	--
	25	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,423,000	308,941 (28,729)	--	--	--	--	--	--	--	--	--	--
	23	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,399,000	308,154 (28,655)	--	--	--	--	--	--	--	--	--	--
	22	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,376,000	307,400 (28,585)	--	--	--	--	--	--	--	--	--	--
	21	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,352,000	306,613 (28,512)	--	--	--	--	--	--	--	--	--	--
	20	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,329,000	305,859 (28,442)	--	--	--	--	--	--	--	--	--	--
	19	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,306,000	305,105 (28,372)	--	--	--	--	--	--	--	--	--	--
	18	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,283,000	304,351 (28,302)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 （元，每平方呎） Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米（平方呎） sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 6 第6座	17	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,236,000	302,810 (28,159)	--	--	--	--	--	--	--	--	--	--
	16	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,213,000	302,056 (28,088)	--	--	--	--	--	--	--	--	--	--
	15	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,190,000	301,302 (28,018)	--	--	--	--	--	--	--	--	--	--
	12	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,168,000	300,580 (27,951)	--	--	--	--	--	--	--	--	--	--
	11	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,145,000	299,826 (27,881)	--	--	--	--	--	--	--	--	--	--
	10	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,122,000	299,072 (27,811)	--	--	--	--	--	--	--	--	--	--
	9	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,099,000	298,318 (27,741)	--	--	--	--	--	--	--	--	--	--
	8	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,076,000	297,564 (27,671)	--	--	--	--	--	--	--	--	--	--
	7	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,031,000	296,089 (27,534)	--	--	--	--	--	--	--	--	--	--
	6	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,009,000	295,367 (27,466)	--	--	--	--	--	--	--	--	--	--
	5	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,986,000	294,613 (27,396)	--	--	--	--	--	--	--	--	--	--
	3	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,964,000	293,892 (27,329)	--	--	--	--	--	--	--	--	--	--
	2	E	30.501 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,942,000	293,171 (27,262)	--	--	--	--	--	--	--	--	--	--
	30	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,493,000	273,483 (25,428)	--	--	--	--	--	--	--	--	--	--
	29	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,472,000	272,806 (25,365)	--	--	--	--	--	--	--	--	--	--
	28	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,451,000	272,130 (25,302)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 （元，每平方呎） Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米（平方呎） sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 6 第6座	27	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,409,000	270,778 (25,177)	--	--	--	--	--	--	--	--	--	--
	26	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,388,000	270,101 (25,114)	--	--	--	--	--	--	--	--	--	--
	25	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,367,000	269,425 (25,051)	--	--	--	--	--	--	--	--	--	--
	23	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,346,000	268,749 (24,988)	--	--	--	--	--	--	--	--	--	--
	22	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,325,000	268,073 (24,925)	--	--	--	--	--	--	--	--	--	--
	21	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,305,000	267,429 (24,865)	--	--	--	--	--	--	--	--	--	--
	20	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,284,000	266,753 (24,802)	--	--	--	--	--	--	--	--	--	--
	19	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,263,000	266,076 (24,740)	--	--	--	--	--	--	--	--	--	--
	18	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,243,000	265,432 (24,680)	--	--	--	--	--	--	--	--	--	--
	17	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,202,000	264,112 (24,557)	--	--	--	--	--	--	--	--	--	--
	16	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,181,000	263,436 (24,494)	--	--	--	--	--	--	--	--	--	--
	15	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,161,000	262,792 (24,434)	--	--	--	--	--	--	--	--	--	--
	12	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,140,000	262,116 (24,371)	--	--	--	--	--	--	--	--	--	--
	11	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,120,000	261,472 (24,311)	--	--	--	--	--	--	--	--	--	--
	5	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,979,000	256,931 (23,889)	--	--	--	--	--	--	--	--	--	--
	3	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,862,000	253,164 (23,539)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 （元，每平方呎） Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米（平方呎） sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 6 第6座	2	F	31.055 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,596,000	244,598 (22,743)	--	--	--	--	--	--	--	--	--	--
	22	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,246,000	310,587 (28,869)	--	--	--	--	--	--	--	--	--	--
	21	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,228,000	309,816 (28,797)	--	--	--	--	--	--	--	--	--	--
	20	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,210,000	309,044 (28,725)	--	--	--	--	--	--	--	--	--	--
	19	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,192,000	308,273 (28,653)	--	--	--	--	--	--	--	--	--	--
	18	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,174,000	307,501 (28,582)	--	--	--	--	--	--	--	--	--	--
	17	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,138,000	305,958 (28,438)	--	--	--	--	--	--	--	--	--	--
	15	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,102,000	304,415 (28,295)	--	--	--	--	--	--	--	--	--	--
	12	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,085,000	303,686 (28,227)	--	--	--	--	--	--	--	--	--	--
	11	M	23.330 (251) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,067,000	302,915 (28,155)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

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

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

第52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的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:在本第(4)段中，『售價』指本價單第二部份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金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。
Note: In this paragraph (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 amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the transaction price.

(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，其中港幣$50,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克・麥堅時律師事務所」。
Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK$50,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價) (the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 90 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP .

(B) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價加1%) (1% premium on the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 120 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 120 days after signing of the PASP .

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

(a) 見 4(i)。
See 4(i).

(b) **「Club Wheelock」會員優惠 Privilege for "Club Wheelock" member**
在簽署臨時買賣合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義) 須為「Club Wheelock」會員，方可享此折扣優惠。
A 1% discount from the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

(c) **「恒地會」會員優惠 Privilege for "Henderson Club" member**
在簽署臨時買賣合約當日，買方如屬「恒地會」會員，可獲1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義) 須為「恒地會」會員，方可享此折扣優惠。
A 1% discount from the Price would be offered to the Purchaser who is a Henderson Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Henderson Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

(d) **「New World CLUB」會員優惠 Privilege for "New World CLUB" member**

在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義) 須為「New World CLUB」會員，方可享此折扣優惠。

A 1% discount from the Price would be offered to the Purchaser who is a New World CLUB member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a New World CLUB member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

(e) **早鳥優惠 Early Bird Purchase Discount**

凡於2027年3月31日 (包括當日) 或之前簽署臨時買賣合約購買本價單中所列之住宅物業，可獲1%售價折扣優惠。

A 1% discount from the Price would be offered to a Purchaser who signs the Preliminary Agreement for Sale and Purchase on or before 31 March 2027 to purchase a residential property listed in this price list.

(f) **喜迎「中九龍幹線」出行優惠 Welcome to the CKR Discount**

買方購買本價單中所列之住宅物業可獲2%售價折扣優惠。

A 2% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(g) **至臻低密臨海生活優惠 Exclusive Low-Density Waterfront Living Discount**

買方購買本價單中所列之住宅物業可獲2%售價折扣優惠。

A 2% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(h) **美堤河濱親水灣畔優惠 Serenity Oasis Riverside Discount**

買方購買本價單中所列之住宅物業可獲2%售價折扣優惠。

A 2% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(i) **焦點配套全面升級優惠 Key Features Comprehensive Upgrade Discount**

買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。

A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(j) **現樓造極之作優惠 "Ready To Move In" Discount**

買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。

A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(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)(i)及(4)(ii)。
See (4)(i) and (4)(ii).

(b) **被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格 Eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space**

受制於合約，買方簽署臨時買賣合約購買任何在此價單中標有「#」的住宅物業可被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格認購發展項目中的一個住宅停車位（售價及詳情將由賣方全權及絕對酌情決定，並容後公佈）。詳情以相關交易文件條款作準。

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential property marked with a "#" in this price list will have eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space in the Development (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). Subject to the terms and conditions of the relevant transaction documents.

(c) **「額外印花稅現金回贈」優惠 "Extra Stamp Duty Cash Rebate" Benefit**

如買方購買本價單中所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額3%之「額外印花稅現金回贈」優惠（「該回贈」）。賣方會將該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回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止取消或撤回該回贈。如有任何爭議，賣方的決定須為最終及對買方具有約束力。

If the Purchaser who purchases a residential property listed in the price list, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a "Extra Stamp Duty Cash Rebate" Benefit provided by the Vendor in an amount equivalent to 3% of the Transaction Price of the residential property purchased (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. The Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith cancel or revoke the Rebate. In case of dispute, Vendor's decision shall be final and binding on the Purchaser.

(d) **「尊屬單位傢俱優惠」回贈 "Designated Units Furniture Privileges" Rebate**

如買方購買本價單中所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額5%之「尊屬單位傢俱優惠」回贈（「該回贈」）。賣方會將該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回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止取消或撤回該回贈。如有任何爭議，賣方的決定須為最終及對買方具有約束力。

If the Purchaser who purchases a residential property listed in the price list, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a "Designated Units Furniture Privileges" Rebate provided by the Vendor in an amount equivalent to 5% of the Transaction Price of the residential property purchased (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. The Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith cancel or revoke the Rebate. In case of dispute, Vendor's decision shall be final and binding on the Purchaser.

(e) **「VIP尊尚置業」回贈 "VIP Privilege" Rebate**

如買方購買本價單中所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額4%之「VIP尊尚置業」回贈（「該回贈」）。賣方會將該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回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止取消或撤回該回贈。如有任何爭議，賣方的決定須為最終及對買方具有約束力。

If the Purchaser who purchases a residential property listed in the price list, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a "VIP Privilege" Rebate provided by the Vendor in an amount equivalent to 4% of the Transaction Price of the residential property purchased (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. The Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith cancel or revoke the Rebate. In case of dispute, Vendor's decision shall be final and binding on the Purchaser.

(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或轉售(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) 買方須爲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，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.

(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

會德豐地產（香港）有限公司委任的次代理:
Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

中原地產代理有限公司 Centaline Property Agency Limited	仲量聯行有限公司 Jones Lang Lasalle Limited	晉誠地產代理有限公司 Earnest Property Agency Limited	美林物業代理有限公司 L&Lam Property Agency Limited	搜房(香港)集團有限公司 SouFun (Hong Kong) Group Limited
美聯物業代理有限公司 Midland Realty International Limited	第一太平戴維斯(香港)有限公司 Savills (Hong Kong) Limited	迎富地產代理有限公司 Easywin Property Agency Limited	康城物業有限公司 Lohas Property Ltd	鈞洋置地有限公司 Grand Ocean Properties Limited
利嘉閣地產有限公司 Ricacorp Properties Limited	萊坊(香港)有限公司 Knight Frank Hong Kong Limited	香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited	太陽物業代理有限公司 Sunrise Property Agency Limited	置業2地產代理有限公司 House 2 Property Agents Limited
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited	世邦魏理仕有限公司 CBRE Limited	香港地產商會有限公司 Hong Kong Real Estate Agencies General Association Limited	友和地產有限公司 United Properties Limited	富恒物業有限公司 Full Harvest Properties Co., Limited
世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees	高力國際太平洋有限公司 Colliers International Pacific Limited	領域佳士得國際地產 Landscope Christie's International Real Estate	泓諾地產 Mega Wealth Property Agency	

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爲： https://www.miamiquay2.hk/
The address of the website designated by the Vendor for the Phase is: https://www.miamiquay2.hk/