價單 Price List

第一部份:基本資料 Part 1: Basic Information

發展項目名稱 **Name of Development**	Bondlane II 連方 II	**期數(如有)** **Phase No.(if any)**	-
發展項目位置 **Location of Development**	海壇街268號 268 Hai Tan Street		
發展項目(或期數)中的住宅物業的總數 **The total number of residential properties in the development (or phase of the development)**			378

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
27/11/2024	5

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
31/12/2024	5A	
27/1/2025	5B	
25/4/2025	5C	
29/5/2025	5D	
5/6/2025	5E	
19/6/2025	5F	
15/7/2025	5G	
28/7/2025	5H	
5/9/2025	5I	
12/1/2026	5J	
4/2/2026	5K	
30/4/2026	5L	
8/9/2026	5M	
12/10/2026	5N	
13/11/2026	5O	

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
	27	N1	25.983 (280) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,751,000	336,797 (31,254)	--	--	--	--	--	--	--	--	--	--
	26	N1	25.983 (280) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,622,000	331,832 (30,793)	--	--	--	--	--	--	--	--	--	--
	25	N1	25.983 (280) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,580,000	330,216 (30,643)	--	--	--	--	--	--	--	--	--	--
	23	N1	25.983 (280) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,536,000	328,522 (30,486)	--	--	--	--	--	--	--	--	--	--
	22	N1	25.983 (280) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,494,000	326,906 (30,336)	--	--	--	--	--	--	--	--	--	--
	21	N1	25.983 (280) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,452,000	325,290 (30,186)	--	--	--	--	--	--	--	--	--	--
	27	N3	26.076 (281) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,072,000	347,906 (32,285)	--	--	--	--	--	--	--	--	--	--
	26	N3	26.076 (281) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,937,000	342,729 (31,804)	--	--	--	--	--	--	--	--	--	--
	25	N3	26.076 (281) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,894,000	341,080 (31,651)	--	--	--	--	--	--	--	--	--	--
	27	N5	26.204 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,366,000	357,426 (33,213)	--	--	--	--	--	--	--	--	--	--
	26	N5	26.204 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,229,000	352,198 (32,727)	--	--	--	--	--	--	--	--	--	--
	25	N5	26.204 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,162,000	349,641 (32,489)	--	--	--	--	--	--	--	--	--	--
	22	N6	50.014 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	17,259,000	345,083 (32,080)	--	--	--	--	--	--	--	--	--	--
	21	N6	50.014 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	17,175,000	343,404 (31,924)	--	--	--	--	--	--	--	--	--	--
	20	N6	50.014 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	17,088,000	341,664 (31,762)	--	--	--	--	--	--	--	--	--	--

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
	19	N6	50.014 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	17,003,000	339,965 (31,604)	--	--	--	--	--	--	--	--	--	--
	18	N6	50.014 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	16,986,000	339,625 (31,572)	--	--	--	--	--	--	--	--	--	--
	21	N8	56.804 (611) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	19,139,000	336,930 (31,324)	--	--	--	--	--	--	--	--	--	--
	20	N8	56.804 (611) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	19,044,000	335,258 (31,169)	--	--	--	--	--	--	--	--	--	--
	19	N8	56.804 (611) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,951,000	333,621 (31,016)	--	--	--	--	--	--	--	--	--	--
	18	N8	56.804 (611) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,933,000	333,304 (30,987)	--	--	--	--	--	--	--	--	--	--
	5	N9	28.822 (310) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,696,000	371,105 (34,503)	--	--	--	6.538 (70)	--	--	--	--	--	--
	27	S2	33.938 (365) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,434,000	366,374 (34,066)	--	--	--	--	--	--	--	--	--	--
	26	S2	33.938 (365) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,251,000	360,982 (33,564)	--	--	--	--	--	--	--	--	--	--
	27	S5	39.137 (421) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,609,000	373,278 (34,701)	--	--	--	--	--	--	--	--	--	--
	26	S5	39.137 (421) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,392,000	367,734 (34,185)	--	--	--	--	--	--	--	--	--	--
	25	S5	39.137 (421) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,273,000	364,693 (33,903)	--	--	--	--	--	--	--	--	--	--
	23	S5	39.137 (421) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,154,000	361,653 (33,620)	--	--	--	--	--	--	--	--	--	--
	22	S5	39.137 (421) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,032,000	358,535 (33,330)	--	--	--	--	--	--	--	--	--	--
	27	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,898,000	348,560 (32,385)	--	--	--	--	--	--	--	--	--	--
	26	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,799,000	343,557 (31,920)	--	--	--	--	--	--	--	--	--	--

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
	25	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,765,000	341,839 (31,761)	--	--	--	--	--	--	--	--	--	--
	23	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,734,000	340,273 (31,615)	--	--	--	--	--	--	--	--	--	--
	22	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,701,000	338,605 (31,460)	--	--	--	--	--	--	--	--	--	--
	21	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,669,000	336,988 (31,310)	--	--	--	--	--	--	--	--	--	--
	20	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,637,000	335,371 (31,160)	--	--	--	--	--	--	--	--	--	--
	19	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,605,000	333,754 (31,009)	--	--	--	--	--	--	--	--	--	--
	18	S7	19.790 (213) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,598,000	333,401 (30,977)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3 : Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchaser(s) are advised to refer to the sales brochure for the Development for information on the Development.

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

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關指明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 specified 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，就有關指明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 specified 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)(i) 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（下稱「臨時合約」）中訂明的住宅物業的實際金額。因應相關折扣（如有）按售價計算得出之價目，皆以進位到最接近千位數作為成交金額。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃。
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 "PASP"). The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.
買方於簽署臨時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$100,000 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 PASP, the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Baker & McKenzie".

付款計劃:

Payment Plan:

(A) 120 天即供付款計劃 120-day Cash Payment Plan （照售價減 11%） (11% discount on the Price) (不適用於 N1、N3 及 N5 單位) (Not applicable to Unit N1, N3 and N5)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。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(下稱「正式合約」)。
   The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal agreement for sale and purchase (the "ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 120 天內再付成交金額 5%作為加付訂金。
   5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。
   90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(A1) 120 天即供付款計劃 120-day Cash Payment Plan （照售價減 8%） (8% discount on the Price) (只適用於 N1、N3 及 N5 單位) (Only applicable to Unit N1, N3 and N5)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。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(下稱「正式合約」)。
   The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal agreement for sale and purchase (the "ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 120 天內再付成交金額 5%作為加付訂金。
   5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。
   90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(C) 120 天一按付款計劃 120-day First Mortgage Loan Payment Plan （照售價減 9%） (9% discount on the Price) (不適用於 N1、N3 及 N5 單位) (Not applicable to Unit N1, N3 and N5)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
   The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 120 天內再付成交金額 5%作為加付訂金。
   5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。
   90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(C1) 120 天一按付款計劃 120-day First Mortgage Loan Payment Plan （照售價減 6%） (6% discount on the Price) (只適用於 N1、N3 及 N5 單位) (Only applicable to Unit N1, N3 and N5)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
   The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 120 天內再付成交金額 5%作為加付訂金。
   5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。
   90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

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

(a) 請參閱上述第(4)(i)段。
Please refer to paragraph (4)(i) above.

(b) **「香港萬客會」會員折扣 Privilege for "Vanke Club Hong Kong" Member (不適用於 22 樓 N1 單位) (Not applicable to Unit N1 on 22/F)**

在簽署臨時合約當日，買方如屬「香港萬客會」會員，可獲額外 1%售價折扣優惠。每位個人買方（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「香港萬客會」會員，方可享此折扣優惠。
An extra 1% discount on the Price would be offered to the purchaser(s) who is a "Vanke Club Hong Kong" member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is an individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a corporation) should be a "Vanke Club Hong Kong" member on the date of signing of the PASP in order to enjoy the discount offer.

(c) **置業折扣 Home Purchase Discount (不適用於 18 樓至 27 樓 S7 單位、21 樓至 27 樓 N1 單位、25 樓至 27 樓 N5 單位 (不設 24 樓)) (Not applicable to Unit S7 on 18/F – 27/F, Unit N1 on 21/F – 27/F , Unit N5 on 25/F – 27/F (24/F are omitted))**
買方簽署臨時合約購買本價單中所列之住宅物業，可獲額外 2%售價折扣優惠。
An extra 2% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(d) **印花稅津貼折扣 Stamp Duty Subsidy Discount (不適用於 18 樓至 27 樓 S7 單位、27 樓 N5 單位、26 樓至 27 樓 S2 單位 (不設 24 樓)) (Not applicable to Unit S7 on 18/F – 27/F, Unit N5 on 27/F, Unit S2 on 26/F – 27/F(24/F are omitted))**

買方簽署臨時合約購買本價單中所列之住宅物業可獲額外 2%售價折扣優惠。

An extra 2% discount on the Price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(e) **特別折扣 Special Discount**

買方簽署臨時合約購買本價單中所列之住宅物業，可獲額外 4.5%售價折扣優惠。

An extra 4.5% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(f) (並無此編號之折扣)
(No discount of such numbering)

(g) **指定折扣 Specified Discount**

買方簽署臨時合約購買任何下列指定住宅物業可獲下表所列之折扣（該等指定住宅物業部分列於本價單內，其部分則列於發展項目其他價單內）。

Purchaser(s) who signs the PASP to purchase any of the following designated residential properties shall have the discount as shown in the table below (some of the specified residential properties are listed in this Price List, and some of them are listed in the other price lists of the Development).

5 樓 N1 單位 Unit N1 on 5/F 5 樓至 18 樓 N2 單位 Unit N2 on 5/F – 18/F 5 樓 N3 單位 Unit N3 on 5/F 5 樓 N5 單位 Unit N5 on 5/F 5 樓、18 樓、20 樓及 22 樓 N6 單位 Unit N6 on 5/F, 18/F, 20/F, 22/F 5 樓、7 樓至 9 樓、11 樓、17 樓至 20 樓 N8 單位 Unit N8 on 5/F, 7/F – 9/F, 11/F, 17/F – 20/F 5 樓、21 樓至 27 樓 S2 單位 Unit S2 on 5/F, 21/F – 27/F 5 樓至 9 樓、11 樓至 15 樓及 18 樓 S3 單位 Unit S3 on 5/F – 9/F, 11/F – 15/F and 18/F 5 樓、22 樓至 27 樓 S5 單位 Unit S5 on 5/F, 22/F – 27/F 5 樓 S8 單位 Unit S8 on 5/F	額外 6.5%售價折扣優惠 extra 6.5% discount on the Price
27 樓 S9 單位 Unit S9 on 27/F	額外 7%售價折扣優惠 extra 7% discount on the Price
18 樓、20 樓、22 樓至 27 樓 N3 單位 Unit N3 on 18/F, 20/F, 22/F – 27/F 18 樓、25 樓至 26 樓 S7 單位 Unit S7 on 18/F, 25/F – 26/F	額外 7.5%售價折扣優惠 extra 7.5% discount on the Price

27 樓 S7 單位 Unit S7 on 27/F	額外 5.5%售價折扣優惠 extra 5.5% discount on the Price
25 樓至 27 樓 N1 單位 Unit N1 on 25/F – 27/F 21 樓、26 樓至 27 樓 N5 單位 Unit N5 on 21/F, 26/F – 27/F 23 樓 S7 單位 Unit S7 on 23/F	額外 8%售價折扣優惠 extra 8% discount on the Price
18 樓及 20 樓 N1 單位 Unit N1 on 18/F and 20/F	額外 9%售價折扣優惠 extra 9% discount on the Price

不設 4 樓、13 樓、14 樓及 24 樓
4/F, 13/F, 14/F and 24/F are omitted.

(h) **聖誕折扣優惠 Christmas Discount Benefit**

買方於 2026 年 11 月 17 日至 2026 年 12 月 31 日期間（包括首尾兩天）簽署臨時合約購買本價單中所列之住宅物業，可獲額外 5%售價折扣優惠。

An extra 5% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list between 17 November 2026 and 31 December 2026 (both days inclusive).

(4)(iii) **可就購買該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

(a) 請參閱上述第(4)(i) 及 (4)(ii)段。

Please refer to paragraph (4)(i) and (4)(ii) above.

(b) **(並無此編號之贈品、財務優惠或利益)**
(No gift, or any financial advantage or benefit of such numbering)

(c) **業權契據費用津貼優惠 Title Deeds Costs Subsidy Benefit**

(i) 適用於經萬科香港物業代理有限公司介紹簽署臨時合約從賣方購買本價單所列之住宅物業之買方
Applicable to purchasers who are introduced by Vanke Hong Kong Estate Agency Company Limited to sign the PASP to purchase a residential property listed in this Price List from the Vendor

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臨時合約及正式合約訂定的日期付清每一期樓款及成交金額餘款及完成購買指明住宅物業），賣方將 (i) 於買方簽署正式合約後，代表買方直接向賣方代表律師繳付業權契據及文件核證副本之費用（「該津貼」）及 (ii) 向買方提供一筆現金回贈（「該回贈」），金額相等於買方已繳付的買方代表律師處理正式合約、按揭及轉讓契之律師費。該津貼及該回贈的合共金額上限為港幣 80,000 元。買方須於完成住宅物業買賣的一個月內向賣方提供買方代表律師發出的收據副本（或其他令賣方滿意的證明文件）以申請該回贈。優惠詳情以相關交易文件條款及條件作準。
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 and complete the purchase of the specified residential property according to the respective dates stipulated in the PASP and the ASP), the Vendor will (i) after the purchaser has duly signed the ASP, pay the costs of certified copies of title deeds and documents for and on behalf of the purchaser directly to the Vendor's solicitors (the "Subsidy") and (ii) provide a cash rebate (the "Rebate") in the amount equal to the legal costs of the purchaser's solicitors for handling the ASP, the mortgage and the assignment which have been paid by the purchaser. The maximum aggregate amount of the Subsidy and the Rebate shall be HK$80,000. The purchaser shall apply to the Vendor for the Rebate within one month after completion of sale and purchase of the residential property by providing with the Vendor copy(ies) of the relevant receipt(s) issued by the purchaser's solicitors (or such other documentary proof to the satisfaction of the Vendor). Details of the benefit will be subject to the terms and conditions of the relevant transaction documents.

(ii) 適用於其他簽署臨時合約從賣方購買本價單所列之住宅物業之買方
Applicable to other purchasers who sign the PASP to purchase a residential property listed in this Price List from the Vendor

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臨時合約及正式合約訂定的日期付清每一期樓款及成交金額餘款及完成購買指明住宅物業），賣方將代表買方於成交時直接向賣方代表律師繳付部分業權契據及文件核證副本之費用（「該津貼」），該津貼的金額為港幣 30,000 元。買方須在簽署正式合約及／或其他賣方代表律師要求之時間支付業權契據及文件核證副本費用之其餘部分。優惠詳情以相關交易文件條款及條件作準。
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 and complete the purchase of the specified residential property according to the respective dates stipulated in the PASP and the ASP), the Vendor will upon completion of the sale and purchase pay part of the costs of certified copies of title deeds and documents for and on behalf of the purchaser directly to the Vendor's solicitors (the "Subsidy"). The amount of the Subsidy shall be HK$30,000. The Purchaser shall pay the remaining part of the costs of certified copies of title deeds and documents upon signing of the ASP and/or at such time as requested by the Vendor's solicitors. Details of the benefit will be subject to the terms and conditions of the relevant transaction documents.

(d) 第一按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(C)或(C1)之買方) First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (C) or (C1) in paragraph (4)(i))

(1) 買方可向賣方指定的一按財務機構(「指定財務機構」)申請一按貸款(「第一按揭貸款」)。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for first mortgage loan ("first mortgage loan") from the Vendor's designated first mortgage financing company ("designated financing company"). The Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

(2) 第一按揭貸款最高金額為成交金額的 90%。

The maximum amount of first mortgage loan shall be 90% of the Transaction Price.

(3) 第一按揭貸款年期最長可達 25 年。

The maximum tenor of the first mortgage loan is up to 25 years.

(4) 第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減 2% p.a.計算。P 隨利率浮動調整，於本價單日期 P 為 5.25% p.a.。利率以指定財務機構最終審批結果決定。利率是指年利率。

The interest rate of the first mortgage loan shall be calculated at 2% p.a. below the Hong Kong Dollar prime rate quoted by the designated financing company from time to time ("P"). P is subject to fluctuation. P as at the date of this price list is 5.25% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum

(5) 第一按揭貸款以該住宅物業之第一衡平法按揭及/或第一法定按揭（視屬何情況而定）作抵押。

The first mortgage loan shall be secured by a first equitable mortgage and/or a first legal mortgage (as the case may be) over the residential property.

(6) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息証明，親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.

(7) 買方及擔保人(如有)須按指定財務機構要求提供足夠文件證明其還款能力。

The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.

(8) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。

All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

(9) 買方於決定申請第一按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.

(10) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。

The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.

(11) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。

The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(e) 傢俬優惠 Furniture Benefit

簽署臨時合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方可獲得賣方提供的一張傢俬禮券作為贈品，該禮券可於賣方指定之傢俬公司換領特色設計傢俬。如買方選擇不獲取有關傢俬禮券作為贈品（有關選擇必須於簽署臨時合約前作出，選擇後不得更改），買方將可獲得金額為港幣 20,000 元之現金回贈，有關現金回贈將以賣方決定之方法及形式支付予賣方（包括但不限於將現金回贈直接用於支付部份成交金額餘款）。該等指定住宅物業之買方並必須依照臨時合約簽署正式合約及依照正式合約付清成交金額及完成交易。詳情以相關交易文件條款及條件作準。

18 樓至 26 樓 S7 單位

不設 24 樓

A purchaser who signs the PASP to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will receive a furniture voucher provided by the Vendor as gift, and the said furniture voucher may be used to redeem one set of specially designed furniture from the furniture company designated by the Vendor. If the purchaser chooses not to receive the said furniture voucher as gift (such choice must be made before the PASP is signed and no subsequent change will be allowed), the purchaser will receive a cash rebate in the amount of HK$20,000, which shall be paid to the purchaser by such method and in such manner decided by the Vendor (including but not limited to applying the cash rebate for part payment of the balance of the Transaction Price). The purchaser shall sign the ASP in accordance with the PASP, and settle the Transaction Price in full and complete the sale and purchase in accordance with the ASP. Subject to the terms and conditions of the relevant transaction documents.

Unit S7 on 18/F – 26/F

24/F are omitted.

(f) 傢俬贈品優惠 Furniture Gift Benefit

如買方簽署臨時合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，並按照臨時合約規定簽署正式合約及全數付清成交金額，賣方會於成交時將現時放置或安裝於相關住宅物業內之一套特色設計傢俬以贈品方式以現狀提供予買方。賣方並無就任何該等贈品之質量或狀況作出陳述或保證，亦不會就任何該等贈品提供任何保養或補救欠妥之處的責任。詳情以相關交易文件條款及條件作準。

27 樓 S7 單位

If a purchaser signs the PASP to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development), signs the ASP in accordance with the PASP and fully settles the Transaction Price, the Vendor will provide one set of specially designed furniture now placed or installed in the relevant residential property to the purchaser by way of gift on an "as-is" basis upon completion. No representation or warranty as to the quality and condition of any of the gift items is or will be given and no maintenance or defect liability for any of the gift items will be provided by the Vendor. Details of such benefit shall be subject to the terms and conditions of the relevant transaction documents.

Unit S7 on 27/F

(5) **誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅**

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

(a) 買賣雙方各自負責其代表律師擬備、完成及登記所有有關買賣法律文件的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in relation to the purchase.

(b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何額外印花稅、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 PASP, the ASP and the assignment (including but without limitation 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(s).

買方須爲就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用

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

擬備、登記及完成公契及管理協議（「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件核證副本之費用、所購物業的正式合約及轉讓契之圖則費、所購物業的按揭（如有）之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the ASP and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(6) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

賣方委任的代理:

Agents appointed by the Vendor:

萬科香港物業代理有限公司 Vanke Hong Kong Estate Agency Company Limited

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

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

利嘉閣地產有限公司 Ricacorp Properties Limited

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

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

晉誠地產代理有限公司 Earnest Property Agency Limited

祥益地產代理有限公司 Many Wells Property Agency Limited

香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited and Chartered Members

香港地產代理商總會及旗下特許經營商 Hong Kong Real Estate Agencies General Association and Franchisees

領福地產有限公司 Vality Realty Limited

國金行(灣仔)物業代理有限公司 Nexus Realty (WCH) Limited

友和地產 United Properties Limited

請注意：任何人可委任任何地產代理在購買該發展項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

(7) 賣方就發展項目指定的互聯網網站的網址爲：www.bondlanetwo.com.hk
The address of the website designated by the Vendor for the Development is: www.bondlanetwo.com.hk