

## 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	喜遇 The Amused	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	地下2號舖：福榮街536號，地下1號舖及1樓：福榮街540號，其他樓層（地下1、2號舖及1樓除外）：福榮街538號 Shop 2 on G/F: 536 Fuk Wing Street, Shop 1 on G/F and 1/F: 540 Fuk Wing Street, Other Floors (except Shops 1 and 2 on G/F and 1/F): 538 Fuk Wing 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)		136	

印製日期 Date of Printing	價單編號 Number of Price List
28/08/2017	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
7/6/2018	2A	✓

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)) 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.)									
樓層 Floor	單位 Flat				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
3	A	24.931 (268) 露台 Balcony: - - 工作平台 Utility Platform: - -	5,387,000	216,076 (20,101)	-	-	-	24.006 (258)	-	-	-	-	-	-
3	B	24.908 (268) 露台 Balcony: - - 工作平台 Utility Platform: - -	4,657,000	186,968 (17,377)	-	-	-	5.667 (61)	-	-	-	-	-	-
3	C	24.509 (264) 露台 Balcony: - - 工作平台 Utility Platform: - -	4,403,000	179,648 (16,678)	-	-	-	2.944 (32)	-	-	-	-	-	-
3	D	24.868 (268) 露台 Balcony: - - 工作平台 Utility Platform: - -	5,039,000	202,630 (18,802)	-	-	-	13.604 (146)	-	-	-	-	-	-
3	E	25.796 (278) 露台 Balcony: - - 工作平台 Utility Platform: 1.500 (16)	4,534,000	175,764 (16,309)	-	-	-	8.017 (86)	-	-	-	-	-	-
3	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,415,000	159,168 (14,766)	-	-	-	-	-	-	-	-	-	-
8	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	4,945,000	172,120 (16,003)	-	-	-	-	-	-	-	-	-	-
8	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	4,857,000	182,532 (16,983)	-	-	-	-	-	-	-	-	-	-
8	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	4,804,000	181,221 (16,856)	-	-	-	-	-	-	-	-	-	-
8	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	4,802,000	180,303 (16,732)	-	-	-	-	-	-	-	-	-	-
8	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,648,000	167,556 (15,545)	-	-	-	-	-	-	-	-	-	-
8	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,714,000	169,947 (15,766)	-	-	-	-	-	-	-	-	-	-
9	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,045,000	175,600 (16,327)	-	-	-	-	-	-	-	-	-	-
9	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	4,956,000	186,253 (17,329)	-	-	-	-	-	-	-	-	-	-
9	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	4,902,000	184,918 (17,200)	-	-	-	-	-	-	-	-	-	-

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)) 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.)									
樓層 Floor	單位 Flat				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
9	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,900,000	183,982 (17,073)	-	-	-	-	-	-	-	-	-	-
9	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,648,000	167,556 (15,545)	-	-	-	-	-	-	-	-	-	-
9	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,714,000	169,947 (15,766)	-	-	-	-	-	-	-	-	-	-
10	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,103,000	177,619 (16,515)	-	-	-	-	-	-	-	-	-	-
10	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	5,013,000	188,395 (17,528)	-	-	-	-	-	-	-	-	-	-
10	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,958,000	187,031 (17,396)	-	-	-	-	-	-	-	-	-	-
10	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,956,000	186,085 (17,268)	-	-	-	-	-	-	-	-	-	-
10	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,695,000	169,250 (15,702)	-	-	-	-	-	-	-	-	-	-
10	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,762,000	171,678 (15,926)	-	-	-	-	-	-	-	-	-	-
11	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,161,000	179,638 (16,702)	-	-	-	-	-	-	-	-	-	-
11	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	5,070,000	190,537 (17,727)	-	-	-	-	-	-	-	-	-	-
11	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	5,015,000	189,181 (17,596)	-	-	-	-	-	-	-	-	-	-
11	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	5,013,000	188,225 (17,467)	-	-	-	-	-	-	-	-	-	-
11	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,845,000	174,658 (16,204)	-	-	-	-	-	-	-	-	-	-
11	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,910,000	177,013 (16,421)	-	-	-	-	-	-	-	-	-	-

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)) 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.)									
樓層 Floor	單位 Flat				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
12	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,220,000	181,692 (16,893)	-	-	-	-	-	-	-	-	-	-
12	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,128,000	192,717 (17,930)	-	-	-	-	-	-	-	-	-	-
12	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,072,000	191,331 (17,796)	-	-	-	-	-	-	-	-	-	-
12	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,070,000	190,365 (17,666)	-	-	-	-	-	-	-	-	-	-
12	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,901,000	176,676 (16,391)	-	-	-	-	-	-	-	-	-	-
12	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,966,000	179,032 (16,609)	-	-	-	-	-	-	-	-	-	-
15	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,280,000	183,780 (17,087)	-	-	-	-	-	-	-	-	-	-
15	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,187,000	194,934 (18,136)	-	-	-	-	-	-	-	-	-	-
15	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,130,000	193,519 (18,000)	-	-	-	-	-	-	-	-	-	-
15	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,128,000	192,543 (17,868)	-	-	-	-	-	-	-	-	-	-
15	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,957,000	178,695 (16,579)	-	-	-	-	-	-	-	-	-	-
15	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,032,000	181,412 (16,829)	-	-	-	-	-	-	-	-	-	-
16	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,245,000	197,114 (18,339)	-	-	-	-	-	-	-	-	-	-
16	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,188,000	195,707 (18,204)	-	-	-	-	-	-	-	-	-	-
16	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,186,000	194,721 (18,070)	-	-	-	-	-	-	-	-	-	-

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)) 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.)									
樓層 Floor	單位 Flat				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
21	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,647,000	196,554 (18,275)	-	-	-	-	-	-	-	-	-	-
21	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,822,000	218,798 (20,357)	-	-	-	-	-	-	-	-	-	-
21	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,758,000	217,209 (20,204)	-	-	-	-	-	-	-	-	-	-
21	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,756,000	216,123 (20,056)	-	-	-	-	-	-	-	-	-	-
21	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,302,000	191,132 (17,732)	-	-	-	-	-	-	-	-	-	-
21	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,544,000	199,870 (18,542)	-	-	-	-	-	-	-	-	-	-
22	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,711,000	198,782 (18,482)	-	-	-	-	-	-	-	-	-	-
22	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,888,000	221,279 (20,587)	-	-	-	-	-	-	-	-	-	-
22	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,823,000	219,661 (20,432)	-	-	-	-	-	-	-	-	-	-
22	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,821,000	218,563 (20,282)	-	-	-	-	-	-	-	-	-	-
22	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,362,000	193,295 (17,933)	-	-	-	-	-	-	-	-	-	-
22	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,606,000	202,105 (18,749)	-	-	-	-	-	-	-	-	-	-
23	A	28.730 (309) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	5,775,000	201,009 (18,689)	-	-	-	-	-	-	-	-	-	-
23	B	26.609 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,954,000	223,759 (20,818)	-	-	-	-	-	-	-	-	-	-
23	C	26.509 (285) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - -	5,889,000	222,151 (20,663)	-	-	-	-	-	-	-	-	-	-

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)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售 價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat				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
23	D	26.633 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	<del>5,886,000</del> 6,651,000	221,004 (20,509) 249,728 (23,174)	-	-	-	-	-	-	-	-	-	-
23	E	27.740 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,422,000	195,458 (18,134)	-	-	-	-	-	-	-	-	-	-
23	F	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,670,000	204,413 (18,963)	-	-	-	-	-	-	-	-	-	-
29	A	29.794 (321) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,283,000	244,445 (22,688)	-	-	-	-	-	26.044 (280)	-	-	-	-
29	B	38.065 (410) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	10,216,000	268,383 (24,917)	-	-	-	-	-	29.742 (320)	-	-	-	-
29	C	37.557 (404) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	10,045,000	267,460 (24,864)	-	-	-	-	-	29.720 (320)	-	-	-	-
29	D	28.804 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	6,699,000	232,572 (21,610)	-	-	-	-	-	21.477 (231)	-	-	-	-
29	E	27.738 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,793,000	244,899 (22,719)	-	-	-	-	-	21.736 (234)	-	-	-	-

**第三部份 其他資料 Part 3 Other Information**

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective Purchasers are advised to refer to the sales brochure for the Development for information on the Development.

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

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，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：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式算至百位數作為樓價。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “Purchase Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the Purchase 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樓價 5%之金額作為臨時訂金，其中港幣\$150,000 之部份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「張葉司徒陳律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$150,000 being part of the preliminary deposit must be paid by cashier's order and the balance of the preliminary deposit may be paid by cheque(s). The cashier's order(s) and cheque(s) should be made payable to "Vincent T. K. Cheung, Yap & Co.".

(A) 即供優惠付款 (照售價減 3%) Cash Payment (3% discount on Price)

1. 相等於樓價 5%之臨時訂金於買方簽署臨時買賣合約時繳付，買方須於買方簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of the Purchaser's signing of the preliminary agreement for sale and purchase.

2. 樓價 5%即加付訂金須於買方簽署臨時買賣合約後 30 日內繳付。

5% of the Purchase Price being further deposit shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

3. 樓價 90%即樓價餘款須於買方簽署臨時買賣合約後 90 日內繳付。

90% of the Purchase Price being balance of Purchase Price shall be paid within 90 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

(B) 建築期付款 (照售價) Stage Payment (the Price)

1. 相等於樓價 5%之臨時訂金於買方簽署臨時買賣合約時繳付，買方須於買方簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of the Purchaser's signing of the preliminary agreement for sale and purchase.

2. 樓價 5%即加付訂金須於買方簽署臨時買賣合約後 30 日內繳付。

5% of the Purchase Price being further deposit shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

3. 樓價 90%即樓價餘款於賣方向買方發出書面通知書可將發展項目中的指明住宅物業有效地轉讓予買方的日期起 14 日內繳付。

90% of the Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

(A) 請參閱上述 4(i)段。

Please refer to paragraph 4(i) above.

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

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

(A) 備用第二按揭貸款 Standby Second Mortgage Loan

買方可向賣方的指定財務機構(「指定財務機構」)申請備用第二按揭貸款(「第二按揭貸款」)，主要條款及條件如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Standby Second Mortgage Loan ("second mortgage loan"). Key terms and conditions are as follows:

1. 買方必須為香港居民或香港註冊成立的公司而其所有股東及董事均為香港居民(若買方為香港註冊成立的公司，指定財務機構有權要求買方提供指定財務機構認受之個人擔保)。

The Purchaser must be Hong Kong resident or a company incorporated in Hong Kong of which all the shareholder(s) and director(s) is/are Hong Kong resident(s) (If the Purchaser is a company incorporated in Hong Kong, the designated financing company has the right to request the Purchaser to provide personal guarantee which is recognized by the designated financing company).

2. 買方必須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少 30 日以書面向指定財務機構申請第二按揭貸款。

The Purchaser shall make a written application to the designated financing company for the second mortgage loan not less than 30 days before date of settlement of the balance of the Purchase Price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).

3. 第二按揭貸款首 36 個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(「港元最優惠利率」)減年利率 2.75%，其後之按揭利率為港元最優惠利率，該利率為浮動利率。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.75% p.a.; thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

4. 第二按揭貸款最高金額為樓價的 30%。惟第一及第二按揭貸款總金額不得超過樓價的 85%。

The maximum second mortgage loan amount shall be 30% of the Purchase Price. But the total mortgage amount of first mortgage plus the second mortgage loan shall not exceed 85% of Purchase Price.

5. 第二按揭貸款年期最長為 20 年，或第一按揭貸款之年期，以較短者為準。第二按揭貸款額、年期及利率以指定財務機構最終審批決定為準。  
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter. The loan amount, tenor and interest rate of the second mortgage loan shall be subject to final approval by the designated financing company.
6. 買方及其擔保人(如有)須提供足夠文件證明其還款能力。  
The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability.
7. 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
8. 第一按揭貸款及第二按揭貸款申請需由有關承接機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
9. 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.
10. 買方敬請向指定財務機構查詢清楚第二按揭貸款之按揭條款、批核條件及手續。貸款批出與否及其條款，指定財務機構有最終決定權，與市區重建局及財博有限公司無關，且於任何情況下市區重建局及財博有限公司均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company on details of terms, conditions for approval and application procedures of the second mortgage loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company and not related to the Urban Renewal Authority and Wealthy Wide Limited (both of which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Purchase Price of the residential property in accordance with the agreement for sale and purchase.
11. 市區重建局、財博有限公司及/或財博有限公司之代理並無就備用第二按揭貸款之批核給予，亦不得被視為就其給予任何不論明示或隱含之陳述、承諾或保證。  
No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Urban Renewal Authority, Wealthy Wide Limited and/or the agent of Wealthy Wide Limited as to the approval of the second mortgage loan.
- 備註：第一按揭銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入其銀行的按揭審批考慮。詳情請向有關第一按揭銀行查詢。  
Note: The first mortgagee bank will, in the course of approving any mortgage, take into account the terms and conditions of the second mortgage loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the first mortgagee banks.

(B) 備用按揭貸款 (只適用於支付條款 (B)) “Standby Mortgage Loan” (Applicable to Terms of Payment (B) only)

買方可向賣方指定的指定財務機構(「指定財務機構」)申請第一物業按揭貸款(「物業按揭貸款」), 該物業按揭貸款申請必須不遲於預期的貸款日前 30 日由買方以指定表格向指定財務機構作出書面申請物業按揭貸款並須經由指定財務機構批核。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for a first mortgage loan (“mortgage loan”) from the Vendor’s designated financing company (“designated financing company”), such mortgage loan application shall be made by the Purchaser to the designated financing company in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan subject to the approval of the designated financing company. The mortgage loan is subject to the following main terms and conditions: -

1. 若買方以公司名義購買指明住宅物業, 該買方必須為香港註冊成立之公司, 並且指定財務機構有權要求該買方提供指定財務機構認受之個人擔保。

If the Purchaser which purchases the specified residential property is a company, such Purchaser must be a company incorporated in Hong Kong and the designated financing company shall have the right to request such Purchaser to provide personal guarantee which is recognized by the designated financing company.

2. 所有第一按揭法律文件需由賣方代表律師辦理, 並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師, 在此情況下, 買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

All legal documents of first mortgage shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the first mortgage.

3. 物業按揭貸款金額最高不超過樓價 80%, 還款期最長不超過 30 年。

The maximum amount of the mortgage loan shall not exceed 80 % of the Purchase Price with a maximum repayment term of 30 years.

4. 物業按揭貸款及以下列方式計算的利息, 按月償還: -

The mortgage loan together with interest to be calculated in the following manner shall be repaid by monthly instalments: -

- (i) 首 3 年利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「港元最優惠利率」)減年利率 2.5%計算, 按利率浮動而計算。

The interest for the first 3 years shall be calculated at a rate of 2.5% p.a. below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (the “Hong Kong Dollar Best Lending Rate”), subject to the fluctuation of the interest rate.

- (ii) 由第 4 年至第 5 年, 利率以港元最優惠利率減年利率 1.25%計算, 按利率浮動而計算。

From the 4<sup>th</sup> year to 5<sup>th</sup> year, the interest shall be calculated at a rate of 1.25% p.a. below the Hong Kong Dollar Best Lending Rate, subject to the fluctuation of the interest rate.

- (iii) 由第 6 年起, 利率以港元最優惠利率計算, 按利率浮動而計算。

From the 6<sup>th</sup> year onwards, the interest shall be calculated at the Hong Kong Dollar Best Lending Rate, subject to the fluctuation of the interest rate.

5. 可提早償還全部或部份貸款(最少港幣五萬且必須為港幣一萬之倍數)、利息及其他於貸款文件下所欠付之款項。若買方提前償還貸款金額, 買方須提前三十天向指定財務機構發出提前還款之書面通知, 並向指定財務機構清楚提出提前償還貸款日期, 手續費全免。

Early repayment in full or in part (the minimum repayment amount must be HK\$50,000 and in a multiple of HK\$10,000) of outstanding mortgage loan, interest and all other moneys due and owing under the loan documents is acceptable provided the Purchaser shall notify the designated financing company in writing 30 days in advance. The Purchaser must clearly state the date for the early repayment. No handling charge is required.

6. 買方於決定申請物業按揭貸款前，敬請先向指定財務機構查詢有關詳情。以上所有主要條款及條件，優惠(如有)及物業按揭貸款批出與否，指定財務機構有最終決定權，與市區重建局及財博有限公司無關，且於任何情況下市區重建局及財博有限公司均無需為此負責。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款之批核，市區重建局、財博有限公司及/或財博有限公司之代理並無給予，或視之為已給予，任何聲明或保證。市區重建局、財博有限公司及/或財博有限公司之代理並沒有亦不會參與物業按揭貸款之安排。買方不得就由於或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向市區重建局、財博有限公司及/或財博有限公司之代理提出任何申索。

The Purchaser is advised to enquire with the designated financing company on details before deciding to apply for the mortgage loan. All the above main terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the designated financing company and not related to the Urban Renewal Authority and Wealthy Wide Limited (both of which shall under no circumstances be responsible therefor). The Purchaser shall complete the purchase of the residential property and shall fully pay the Purchase Price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Urban Renewal Authority, Wealthy Wide Limited and/or the agent of Wealthy Wide Limited as to the approval of the mortgage loan. The Urban Renewal Authority, Wealthy Wide Limited and the agent of Wealthy Wide Limited are not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Urban Renewal Authority, Wealthy Wide Limited and/or the agent of Wealthy Wide Limited as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan

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

8. 有關物業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。

The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the designated financing company

9. 為免生疑問，市區重建局及財博有限公司均與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責或賠償。而市區重建局在有關住宅物業的買賣合約項下的權益並不受影響。

For the avoidance of doubt, the Urban Renewal Authority and Wealthy Wide Limited have nothing to do with the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom.

The rights of the Urban Renewal Authority under the agreement for sale and purchase of the residential property shall not be affected.

- (iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契，賣方同意為買方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為買方之代表律師處理其買賣合約、按揭契及/或轉讓契，買賣雙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。

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、買家印花稅及任何因逾期繳付任何印花稅引致的罰款、利息及附加費等)、登記費及其他支出費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of any of agreement for sale and purchase, mortgage and/or assignment, the Vendor and the Purchaser shall each pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

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

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

有關製作、登記及完成大廈公契及管理合約(「公契」)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認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用及其他有關所購住宅物業的買賣的文件的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 ("DMC") and the plans to be 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 agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (scale 1) of ad valorem stamp duty, and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

英皇物業代理有限公司 Emperor Property Agency Limited

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

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

(6) 賣方就發展項目指定的互聯網網站的網址為：

The address of the website designated by the Vendor for the Development is:

**<http://www.theamused.hk>**