

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	SHOUSON PEAK	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	壽山村道9, 11A-11G, 15, 17A-17H, 17J-17N, 17P-17R 及 19A-19F號 9,11A-11G,15,17A-17H,17J-17N,17P-17R and 19A-19F Shouson Hill Road		
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)	31		

印製日期 Date of Printing	價單編號 Number of Price List
28 November 2013	1

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
11 December 2013	1A	
30 January 2016	1B	

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.)									
				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	396.796 (4,271) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	563,290,000	1,419,596 (131,887)	10.608 (114)	-	-	85.400 (919)	259.481 (2,793)	154.493 (1,663)	-	8.629 (93)	-	-
11A	330.052 (3,553) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	278,320,000	843,261 (78,334)	9.237 (99)	-	-	69.671 (750)	115.790 (1,246)	41.903 (451)	-	8.174 (88)	-	-
11B	334.499 (3,601) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	277,490,000	829,569 (77,059)	9.276 (100)	-	-	69.671 (750)	111.097 (1,196)	39.348 (424)	-	8.174 (88)	-	-
11C	334.414 (3,600) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	276,670,000	827,328 (76,853)	9.041 (97)	-	-	69.671 (750)	105.755 (1,138)	43.920 (473)	-	8.174 (88)	-	-
11D	334.692 (3,603) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	302,590,000	904,085 (83,983)	9.041 (97)	-	-	69.671 (750)	105.755 (1,138)	43.667 (470)	-	8.174 (88)	-	-
11E	334.749 (3,603) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	276,670,000	826,500 (76,789)	9.041 (97)	-	-	69.671 (750)	106.143 (1,143)	41.784 (450)	-	8.174 (88)	-	-
11F	330.869 (3,561) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	275,840,000	833,683 (77,461)	9.041 (97)	-	-	69.671 (750)	103.507 (1,114)	37.816 (407)	-	8.174 (88)	-	-
11G	334.756 (3,603) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	275,010,000	821,524 (76,328)	9.311 (100)	-	-	69.671 (750)	95.891 (1,032)	43.904 (473)	-	8.174 (88)	-	-

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.)									
				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
17G	272.290 (2,931) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	232,060,000	852,253 (79,174)	7.665 (83)	-	-	59.466 (640)	53.098 (572)	39.724 (428)	-	8.124 (87)	-	-
17H	270.548 (2,912) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	229,820,000	849,461 (78,922)	7.665 (83)	-	-	59.466 (640)	53.167 (572)	39.681 (427)	-	8.124 (87)	-	-
17J	269.534 (2,901) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	230,510,000	855,217 (79,459)	7.665 (83)	-	-	59.466 (640)	52.788 (568)	39.637 (427)	-	8.124 (87)	-	-
17K	274.550 (2,955) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	231,200,000	842,105 (78,240)	7.665 (83)	-	-	59.466 (640)	52.788 (568)	39.593 (426)	-	8.124 (87)	-	-
17L	274.357 (2,953) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	231,890,000	845,213 (78,527)	7.665 (83)	-	-	59.466 (640)	52.788 (568)	39.549 (426)	-	8.124 (87)	-	-
17M	276.092 (2,972) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	232,580,000	842,400 (78,257)	7.665 (83)	-	-	59.466 (640)	46.625 (502)	36.262 (390)	-	8.124 (87)	-	-
17N	256.394 (2,760) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	213,610,000	833,132 (77,395)	6.689 (72)	-	-	53.856 (580)	44.693 (481)	34.975 (376)	-	8.124 (87)	-	-
17P	254.471 (2,739) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	214,250,000	841,943 (78,222)	6.606 (71)	-	-	53.856 (580)	42.490 (457)	36.812 (396)	-	8.124 (87)	-	-

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.)									
				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
17Q	252.979 (2,723) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	214,900,000	849,478 (78,920)	6.891 (74)	-	-	53.856 (580)	38.846 (418)	34.632 (373)	-	8.124 (87)	-	-
17R	260.832 (2,808) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	215,700,000	826,969 (76,816)	7.169 (77)	-	-	53.856 (580)	38.897 (419)	34.983 (377)	-	8.124 (87)	-	-
19A	299.836 (3,227) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	249,890,000	833,422 (77,437)	8.400 (90)	-	-	66.575 (717)	54.352 (585)	36.353 (391)	-	8.174 (88)	-	-
19B	300.777 (3,238) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	249,890,000	830,815 (77,174)	8.505 (92)	-	-	66.575 (717)	57.890 (623)	39.483 (425)	-	8.174 (88)	-	-
19C	300.777 (3,238) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	250,640,000	833,308 (77,406)	8.505 (92)	-	-	66.575 (717)	61.405 (661)	43.011 (463)	-	8.174 (88)	-	-
19D	300.777 (3,238) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	251,390,000	835,802 (77,637)	8.505 (92)	-	-	66.575 (717)	88.763 (955)	46.539 (501)	-	8.174 (88)	-	-
19E	298.977 (3,218) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	277,420,000	927,897 (86,209)	8.400 (90)	-	-	66.575 (717)	98.441 (1,060)	42.518 (458)	-	8.174 (88)	-	-
19F	393.628 (4,237) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	517,820,000	1,315,506 (122,214)	10.695 (115)	-	-	85.834 (924)	188.357 (2,027)	103.878 (1,118)	-	8.629 (93)	-	-

- (1) 準買家應參閱發展項目的售樓說明書，以了解該發展項目的資料。

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)(i) 支付條款

The Terms of Payment

註: 在第(4)段中, 『售價』指本價單第二部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, 皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In paragraph (4), “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. The Purchaser must choose the same payment plan for all residential properties purchased under the same preliminary agreement for sale and purchase.

於簽署臨時買賣合約時, 買方須繳付相等於樓價的5%作為臨時訂金。請帶備港幣\$5,000,000銀行本票以支付部份臨時訂金, 抬頭請寫『徐嘉慎律師事務所』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$5,000,000 made payable to “WINSTON CHU & COMPANY” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

(A1) 180日現金優惠付款計劃 (照售價減5%)

180-day Cash Payment Plan (5% discount on the price)

1. 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時買賣合約後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 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 signing of the preliminary agreement for sale and purchase.

2. 買方簽署臨時買賣合約的日期後60日內付樓價5%作為加付訂金。

A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價90%即樓價餘款於買方簽署臨時買賣合約的日期後180日內繳付。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 180 days after the date of signing of the preliminary agreement for sale and purchase.

(B1) 240日現金付款計劃(照售價減 4%)

240-day Cash Payment Plan (4% discount on the price)

1. 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時買賣合約後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 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 signing of the preliminary agreement for sale and purchase.
2. 買方簽署臨時買賣合約的日期後60日內再付樓價5%作為加付訂金。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 買方簽署臨時買賣合約的日期後120日內再付樓價5%。
5% of the purchase price shall be paid by the Purchaser within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價85%即樓價餘款於買方簽署臨時買賣合約的日期後240日內繳付。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 240 days after the date of signing of the preliminary agreement for sale and purchase.

(C1) 300日現金付款計劃(照售價減 2%)

300-day Cash Payment Plan (2% discount on the price)

1. 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時買賣合約後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 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 signing of the preliminary agreement for sale and purchase.
2. 買方簽署臨時買賣合約的日期後 60 日內再付樓價5%作為加付訂金。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 買方簽署臨時買賣合約的日期後 120 日內再付樓價5%。
5% of the purchase price shall be paid by the Purchaser within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 買方簽署臨時買賣合約的日期後 150 日內再付樓價5%。

5% of the purchase price shall be paid by the Purchaser within 150 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價80%即樓價餘款於買方簽署臨時買賣合約的日期後300日內繳付。

80% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 300 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎。

Basis on which any discount on the price is available.

(A) 請參考(4)(i) 支付條款。

Please refer to (4)(i) The Terms of Payment.

(B) 香港永久性居民優惠

Privilege for Hong Kong Permanent Resident (“HKPR”)

如買方屬香港永久性居民，或如買方由多於一人組成時，組成買方之所有人均為香港永久性居民或為組成買方又屬香港永久性居民之任何一人之近親（即配偶、父母、子女、兄弟或姊妹），可獲售價5%折扣優惠。

A 5% discount from the Price will be offered if the Purchaser is a HKPR, or where the Purchaser comprises more than one person, each of them is either a HKPR or a close relative (i.e. spouse, parent, child, brother or sister) of any person constituting the Purchaser who is a HKPR.

(C) 置業售價折扣

Home Purchase Price Discount

凡於2016年4月30日或之前簽署臨時買賣合約之買方，可獲2.5%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser will be offered 2.5% discount from the price.

(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) 印花稅優惠

Stamp Duty Offer(s)

(I) 印花稅現金回贈

Stamp Duty Cash Rebate

(a)1. 買家印花稅現金優惠

BSD Cash Benefit

如買方須就購買住宅物業支付買家印花稅，在買方按住宅物業的買賣合約完成買賣交易及繳付所有印花稅後，買方可獲賣方提供相等於住宅物業的樓價(以買賣合約上訂明的樓價為準)15%的現金優惠(『買家印花稅現金優惠』)。

If the Purchaser is required to pay buyer's stamp duty for the purchase of the residential property, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash benefit offered by the Vendor in the sum equivalent to 15 % of the purchase price of the residential property as stated in the agreement for sale and purchase ("BSD Cash Benefit").

在賣方支付買家印花稅現金優惠後，如買方實際無須支付買家印花稅，買方須將賣方支付的買家印花稅現金優惠之部份(相等於買家印花稅現金優惠與從價印花稅現金優惠之差額，即樓價6.5%)退回給賣方。為免疑慮，屆時買方將不會獲賣方提供從價印花稅現金優惠。

After the Vendor has paid the BSD Cash Benefit, if in fact the Purchaser is not required to pay buyer's stamp duty, the Purchaser has to refund part of the BSD Cash Benefit paid by the Vendor (equivalent to the difference between BSD Cash Benefit and AVD Cash Benefit, i.e. 6.5 % of the purchase price) to the Vendor. For the avoidance of doubt, in such event, the Purchaser will not be entitled to the AVD Cash Benefit.

2. 從價印花稅現金優惠

AVD Cash Benefit

如買方無須就購買住宅物業支付買家印花稅，在買方按住宅物業的買賣合約並完成買賣交易及繳付所有印花稅後，買方可獲得賣方提供相等於住宅物業的樓價(以買賣合約上訂明的樓價為準)8.5%的現金優惠(『從價印花稅現金優惠』)。

If the Purchaser is not required to pay buyer's stamp duty for the purchase of the residential property, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash benefit offered by the Vendor in the sum equivalent to 8.5% of the purchase price of the residential property as stated in the agreement for sale and purchase ("AVD Cash Benefit").

3. 如買家印花稅現金優惠及從價印花稅現金優惠均適用於買方，買方只可從中選擇其中之一。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的優惠。賣方保留絕對酌情權決定買方是否符合獲得買家印花稅現金優惠及/或從價印花稅現金優惠的資格。
If both BSD Cash Benefit and AVD Cash Benefit are applicable to the Purchaser, the Purchaser must select only either one of them. The Purchaser must choose the same benefit for all residential properties purchased under the same preliminary agreement for sale and purchase. The Vendor reserves the absolute discretion to determine whether a Purchaser is eligible for BSD Cash Benefit and/or AVD Cash Benefit.
- (b) 買方須於按買賣合約完成住宅物業之買賣交易日前最少30日以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.
- (c) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(iii)(A)(II)段)，則印花稅現金回贈會首先支付予指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(iii)(A)(II) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (d) 印花稅現金回贈受其他條款及細則約束。
The Stamp Duty Cash Rebate is subject to other terms and conditions.
- (II) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- (a) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.
- (b) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (c) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%的總和，上限為樓價的15%。
The maximum Transitional Loan amount shall be equal to the total amount of 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer's stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 15% of the purchase price.

- (d) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (e) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a., subject to fluctuation. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.
- (f) 所有過渡性貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。
All legal documents of the Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
- (g) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (h) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。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 about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. 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.

(i) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(j) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan, subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈的其中一項。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate.

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

(I) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(II) 第二按揭貸款首兩年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2.85% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of the Second Mortgage Loan for the first two years 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 2.85% 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.

- (III) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(iii)(A)(I)段所述的印花稅現金回贈後的住宅物業之樓價。
The maximum Second Mortgage Loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(iii)(A)(I).
- (IV) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (V) 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability.
- (VI) 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.
- (VII) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款之申請須由有關承按機構獨立審批。
First mortgage loan (offered by the first mortgagee bank) and Second Mortgage Loan shall be approved by the relevant mortgagees independently.
- (VIII) 所有第二按揭法律文件須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/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (IX) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
- (X) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。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 about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. 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.

(XI) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(XII) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan.

備註：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銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the second mortgage in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

(C) 首3年保養優惠
First 3 Years Maintenance Offer

在不減損買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業內的園景及盆栽及第(4)(iii)(D)段所述的傢俱和物件)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property (excluding the landscape area and potted plants in the residential property and furniture and chattels referred to in paragraph (4)(iii)(D)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

(D) 購買壽山村道9號、壽山村道11D號及/或壽山村道17G號之買家，可免費獲贈分別於該等洋房現有展示及安放之傢俱和物件。賣方或其代表不會就該等傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能或其他，及其是否或將會否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『現狀』及『屆時之現狀』在該有關洋房交予買方。買方應於購買有關指明住宅物業前先安排其委任之專家及專業人員全面檢查該等傢俱和物件。任何情況下，買方不得就該等傢俱和物件提出任何異議或質詢。

Purchaser of 9 Shouson Hill Road, 11D Shouson Hill Road and/or 17G Shouson Hill Road will be given the furniture and chattels currently displayed and placed at the respective houses free of charge. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards such furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels are or will be in working condition. The said furniture and chattels will be delivered at the relevant houses to Purchaser upon completion on an "as-is" and "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before purchasing the specified residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有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、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該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. 如買方選用賣方之代表律師作為買方之代表律師同時處理其買賣合約及轉讓契等法律文件、及如有關按揭由賣方律師辦理，賣方同意為買方支付買賣合約及轉讓契兩項（但不包括按揭）法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase and if the relevant mortgage(s) is/are prepared by the Vendor's solicitors, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment but not the mortgage(s).

- b. 如買方選擇另聘代表律師作為買方之代表律師處理其買賣或按揭等法律文件，買賣雙方須各自負責有關買賣合約及其轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase or the mortgage, each of the Vendor and Purchaser shall pay his own solicitors' legal costs in respect of the agreement for sale and purchase and the assignment.

- c. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅（包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用）。

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

- (v) 買方須為就買賣該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

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(如有)(統稱『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認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/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、所購住宅的按揭(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 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 and the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant(if any)(collectively 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 agreement for sale and purchase and the assignment of the property purchased, the costs 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, 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.

- (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 agents to act in the sale of any specified residential property in the Development:

賣方委任的代理:

Agent appointed by the Vendor:

CENTALINE PROPERTY AGENCY LIMITED 中原地產代理有限公司

CENTURY 21 GROUP LIMITED AND FRANCHISEES 世紀21集團有限公司及旗下特許經營商

COLLIERS INTERNATIONAL AGENCY LIMITED 高力國際物業代理有限公司

E-HOUSE INTERNATIONAL ESTATE AGENCY LIMITED 金豐易居國際置業代理有限公司

HONG KONG PROPERTY SERVICES (AGENCY) LIMITED 香港置業(地產代理)有限公司

HONG YIP SERVICE CO LTD 康業服務有限公司

JONES LANG LASALLE LTD 仲量聯行

KAI SHING (REA) LIMITED 啟勝地產代理有限公司

KNIGHT FRANK HONG KONG LIMITED 萊坊(香港)有限公司

MIDLAND REALTY INTERNATIONAL LIMITED 美聯物業代理有限公司

QFANG NETWORK (HONGKONG) AGENCY LIMITED 云房網絡(香港)代理有限公司

RICACORP PROPERTIES LIMITED 利嘉閣地產有限公司

SAVILLS REALTY LIMITED 第一太平戴維斯住宅代理有限公司

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.

(6) 賣方就發展項目指定的互聯網網站的網址為: www.shousonpeak.com

The address of the website designated by the vendor for the Development is: www.shousonpeak.com