

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	九肚山峰 kau to HIGHLAND	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	麗坪路39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77號 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77 Lai Ping 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)			20

印製日期 Date of Printing	價單編號 Number of Price List
12 December 2016	3

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
-	-	-

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
麗坪路53號 53 Lai Ping Road	243.788 (2,624) 露台 balcony : 4.284 (46); 工作平台 utility platform : 0 (0)	109,933,600	450,939	41,895	--	--	--	90.002 (969)	45.328 (488)	--	6.776 (73)	7.050 (76)	--	--
麗坪路75號 75 Lai Ping Road	188.751 (2,032) 露台 balcony : 4.771 (51); 工作平台 utility platform : 0 (0)	103,185,500	546,675	50,780	--	--	--	59.222 (637)	40.270 (433)	--	8.700 (94)	9.567 (103)	--	--

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時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 支付條款 Terms of payment

註：於本第4節內，「售價」指本價單第二部份中所列之售價，而「成交金額」指臨時買賣合約中訂明指明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，皆以四捨五入方式換算至千位數作成交金額。

Note: In this Section 4, "Price" means the price set out in Part 2 of this Price List and "purchase price" means the actual price of the specified 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 to the nearest thousand to determine the purchase price.

於簽署臨時買賣合約時，買方須繳付相等於有關住宅物業的售價的5%作為臨時訂金(「臨時訂金」)，部份臨時訂金港幣\$1,000,000.00須以銀行本票支付，剩餘之臨時訂金須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「孖士打律師行」。

Purchasers shall pay a preliminary deposit ("Preliminary Deposit") equivalent to 5% of the purchase price of the residential property upon signing of the Preliminary Agreement for Sale and Purchase. HK\$1,000,000.00 being part of the Preliminary Deposit shall be paid by a cashier order and the remaining balance of the Preliminary Deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to "Mayer Brown JSM".

(A1) 現金付款計劃 (照售價減 6%) - 只適用於買方為個人及由本價單之生效日起簽署臨時買賣合約
Cash Payment Plan (6% discount from the Price) - only applicable to the Purchaser who is individual and where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List

- (1) 相等於成交金額5%的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後5個工作天內簽署買賣合約。
The 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(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- (2) 成交金額5%的進一步訂金及再期樓款於買方簽署臨時買賣合約後30天內繳付。
5% of the purchase price being further deposit and part payment of the purchase price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
- (3) 成交金額90%即樓價餘款於買方簽署臨時買賣合約後90天內繳付。
90% of the purchase price being balance of the purchase price shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

- (A2) 現金付款計劃 (照售價減 6%) - 只適用於買方為有限公司及由本價單之生效日起簽署臨時買賣合約
Cash Payment Plan (6% discount from the Price) - only applicable to the Purchaser who is limited company and where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List
- (1) 相等於成交金額5%的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後5個工作天內簽署買賣合約。
The 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(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
 - (2) 成交金額10%的進一步訂金及再期樓款於買方簽署臨時買賣合約後30天內繳付。
10% of the purchase price being further deposit and part payment of the purchase price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
 - (3) 成交金額85%即樓價餘款於買方簽署臨時買賣合約後90天內繳付。
85% of the purchase price being balance of the purchase price shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
- (B) 270天成交付款計劃 (照售價)
270 Days Completion Payment Plan (Based on the Price)
- (1) 相等於成交金額5%的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後5個工作天內簽署買賣合約。
The 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(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
 - (2) 成交金額5%的進一步訂金及再期樓款於買方簽署臨時買賣合約後30天內繳付。
5% of the purchase price being further deposit and part payment of the purchase price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
 - (3) 成交金額5%的進一步訂金及再期樓款於買方簽署臨時買賣合約後90天內繳付。
5% of the purchase price being further deposit and part payment of the purchase price shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
 - (4) 成交金額85%即樓價餘款於買方簽署臨時買賣合約後270天內繳付。
85% of the purchase price being balance of the purchase price shall be paid within 270 days after signing of the Preliminary Agreement for Sale and Purchase.

第(4)(i)(A1)段、第(4)(i)(A2)段及第(4)(i)(B)段所述的任何一種付款計劃提供「洋房備用第二按揭」，該安排詳情見(4)(iii)(g)。
"Standby Second Mortgage for Houses" will be provided under the payment plans stated in paragraphs (4)(i)(A1), (4)(i)(A2) and (4)(i)(B), the Purchaser can choose either one of such mortgage arrangement. Please see (4)(iii)(g) for the details of those arrangements.

註：如買方希望更改付款計劃，必須於簽署臨時買賣合約後不早於7個工作天但於付清樓價餘額之日前最少14個工作天以書面申請，並須向賣方繳付手續費\$10,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定
Note: If the Purchaser wishes to change the payment plan, the Purchaser shall make a written application to the Vendor to change the payment plan not earlier than 7 working days after signing of the Preliminary Agreement for Sale and Purchase but not less than 14 working days before the date of settlement of the balance of the purchase price, and pay a handling fee of \$10,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(4)(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 (4)(i) Please refer to (4)(i)

(b) 在本價單之生效日起簽署臨時買賣合約購買任何指明住宅物業，買方可獲以下其中一項優惠(買方必須於簽署買賣合約時決定選用以下其中一項優惠，其後不得更改)：
Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, the Purchaser shall be entitled to EITHER ONE of the benefits set out below (the Purchaser must choose EITHER ONE of the benefits set out below upon signing of the Preliminary Agreement for Sale and Purchase and must not change the choice thereafter):

(i) 印花稅現金折扣

Stamp Duty Cash Discount

印花稅現金折扣為現金折扣，該現金折扣之金額為售價扣除任何付款計劃之折扣(如有)後之金額之15%，該金額將會反映於成交金額內。而選用印花稅現金折扣之買方將不可向賣方的指定財務機構申請印花稅過渡性貸款。

Stamp Duty Cash Discount is a cash discount equivalent to 15% of the Price after the deduction of discount from payment plan (if any) and will be reflected in the Transaction Price. However, the Purchaser who chooses Stamp Duty Cash Discount is NOT eligible to obtain the Stamp Duty Transitional Loan from the Vendor's designated financing company.

或 OR

(ii) 印花稅現金回贈

Stamp Duty Cash Rebate

印花稅現金回贈為現金回贈，該現金回贈之金額為售價扣除任何付款計劃之折扣(如有)後之金額之15%，該金額將會於買方準時付清成交金額餘額並繳付所有應付印花稅後，從買方應繳付之成交金額餘款中扣除。選用印花稅現金回贈之買方可同時向賣方的指定財務機構申請印花稅過渡性貸款，其印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅的100%或售價扣除任何付款計劃之折扣(如有)後之金額之15%，以較低者為準。該印花稅回贈(或其部份)會首先支付予指定財務機構用作償還印花稅過渡性貸款的未償還欠款(如有)，餘款(如有)才會用於支付部份成交金額餘額。

Stamp Duty Cash Rebate is a cash rebate equivalent to 15% of the Price after the deduction of discount from payment plan (if any) and provided that the Purchaser has settled the balance of the purchase price without delay, and paid all stamp duty payable, the Stamp Duty Cash Rebate will be paid by way of deduction from the balance of the purchase price payable by the Purchaser. The Purchaser who chooses Stamp Duty Cash Rebate is eligible to obtain the Stamp Duty Transitional Loan from the Vendor's designated financing company, the maximum Stamp Duty Transitional Loan amount shall be 100% of the ad valorem stamp duty and buyer's stamp duty chargeable on the Agreement for Sale and Purchase or equivalent to 15% of the Price after the deduction of discount from payment plan (if any), whichever is lower. Such Stamp Duty Cash Rebate (or part thereof) will first be paid to the designated financing company for repayment of any amount outstanding under the Stamp Duty Transitional Loan (if any) and the balance (if any) will be applied for part payment of the balance of the purchase price.

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得任何贈品、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 (4)(i) 及 (4)(ii) Please refer to (4)(i) & (4)(ii)

(b) 期間限定現金回贈

Limited Time Cash Rebate

在本價單之生效日起簽署臨時買賣合約購買任何指明住宅物業，並於2017年3月30日或之前準時付清成交金額餘額，買方可獲賣方提供之期間限定現金回贈，該期間限定現金回贈之金額相等於港幣\$5,000,000，該金額將會於買方準時付清成交金額餘額並繳付所有應付印花稅後，從買方應繳付之成交金額餘款中扣除。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, and the Purchaser settles the balance of the purchase price on or before 30 March 2017 without delay, the Purchaser shall be entitled to Limited Time Cash Rebate offered by the Vendor equivalent to HK\$5,000,000, provided that the Purchaser has settled the balance of the purchase price without delay, and paid all stamp duty payable, the Limited Time Cash Rebate will be paid by way of deduction from the balance of the purchase price payable by the Purchaser.

(c) 入伙特別現金回贈

Move-in Special Cash Rebate

在本價單之生效日起簽署臨時買賣合約購買任何指明住宅物業，並於2017年3月30日或之前準時付清成交金額餘額，買方可獲賣方提供之入伙特別現金回贈，該入伙特別現金回贈之金額相等於港幣\$2,000,000，該金額將會於買方準時付清成交金額餘額並繳付所有應付印花稅後，從買方應繳付之成交金額餘款中扣除。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, and the Purchaser settles the balance of the purchase price on or before 30 March 2017 without delay, the Purchaser shall be entitled to Move-in Special Cash Rebate offered by the Vendor equivalent to HK\$2,000,000, provided that the Purchaser has settled the balance of the purchase price without delay, and paid all stamp duty payable, the Move-in Special Cash Rebate will be paid by way of

(d) 節日特別現金回贈
Festival Special Cash Rebate

在本價單之生效日起簽署臨時買賣合約購買任何指明住宅物業，並於2017年1月31日或之前簽署臨時買賣合約，買方可獲賣方提供之節日特別現金回贈，該節日特別現金回贈之金額相等於港幣\$1,000,000，該金額將會於買方準時付清成交金額餘額並繳付所有應付印花稅後，從買方應繳付之成交金額餘款中扣除。

Where the Preliminary Agreement for Sale and Purchase is signed on or before 31 January 2017, on or after the effective date of this Price List, the Purchaser shall be entitled to Festival Special Cash Rebate offered by the Vendor equivalent to HK\$1,000,000, provided that the Purchaser has settled the balance of the purchase price without delay, and paid all stamp duty payable, the Festival Special Cash Rebate will be paid by way of deduction from the balance of the purchase price payable by the Purchaser.

(e) 印花稅過渡性貸款
Stamp Duty Transitional Loan

(i) 在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款(『印花稅過渡性貸款』)。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Stamp Duty Transitional Loan (the "Stamp Duty Transitional Loan") from the designated financing

(ii) 買方須於簽署臨時買賣合約當天內申請印花稅過渡性貸款。

The Purchaser shall make the application for the Stamp Duty Transitional Loan on the date of signing of the Preliminary Agreement for Sale and Purchase.

(iii) 印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅的100%或售價扣除任何付款計劃之折扣(如有)後之金額之15%，以較低者為準。

The maximum Stamp Duty Transitional Loan amount shall be 100% of the ad valorem stamp duty and buyer's stamp duty chargeable on the Agreement for Sale and Purchase or equivalent to 15% of the Price after the deduction of discount from payment plan (if any), whichever is lower.

(iv) 印花稅過渡性貸款的到期日為買賣合約內訂明的付清成交金額餘額的日期。

The maturity date of the Stamp Duty Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the Agreement for Sale and Purchase.

(v) 利率以10% p.a.計算。如買方在到期日或之前準時還清印花稅過渡性貸款，將獲豁免貸款利息/由賣方支付。

Interest rate shall be 10% p.a.. If the Purchaser shall duly repay the Stamp Duty Transitional Loan on or before the maturity date, interest on the Stamp Duty Transitional Loan will be waived/ paid by the Vendor.

(vi) 所有印花稅過渡性貸款的法律文件須由賣方代表律師準備，並於指定財務機構/賣方代表律師的辦事處簽署。買方須支付港幣\$1,000作為申請貸款的手續費。如買方就印花稅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 Stamp Duty Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the designated financing company/ the Vendor's solicitors. The Purchaser will be charged HK\$1,000 as handling fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Stamp Duty Transitional Loan, the

(vii) 買方敬請向指定財務機構查詢有關貸款詳情。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 details of the Stamp Duty Transitional 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 Stamp Duty Transitional 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

(viii) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(ix) 賣方均無給予或視之為已給予任何就印花稅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 Stamp Duty Transitional Loan.

(f) 停車位
Car Parking Spaces

每個指明住宅物業的售價包括由賣方指定的該項目內停車位兩個。

The Price of each specified residential property includes two residential parking spaces in the Development as designated by the Vendor.

屋號	Residential Parking Space No.	House number	Residential Parking Space No.
麗坪路53號 53 Lai Ping Road	P15 & P16	麗坪路75號 75 Lai Ping Road	P37 & P38

以上指明住宅物業及其相關的住客車位必須受同一份買賣合約及其後的轉讓契涵蓋。

The above specified residential property and the relevant residential parking spaces shall be sold under in one single Agreement for Sale and Purchase and one single subsequent Assignment.

- (g) 洋房備用第二按揭(『第二按揭貸款』) "Standby Second Mortgage for Houses" ("Second Mortgage Loan")
(適用於選擇第(4)(i)(A1)段、第(4)(i)(A2)段及第(4)(i)(B)段所述的任何一種付款計劃之買方。)
(This benefit is applicable to Purchasers who choose any of the payment plans stated in paragraphs (4)(i)(A1), (4)(i)(A2) and (4)(i)(B).)

買方可向賣方申請第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor for Second Mortgage Loan. Key terms are as follows:

- (i) 買方必須於付清樓價餘額之日前最少30日以書面向賣方申請第二按揭貸款。
The Purchaser shall make a written application to the Vendor for a Second Mortgage Loan not less than 30 days before the date of settlement of the balance of the purchase price.
- (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0.75% p.a.，其後之按揭利率為港元最優惠利率加3.25% p.a.，利率浮動。最終按揭利率以賣方批結果而定。
Interest rate of 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 0.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 3.25% p.a., subject to fluctuation. The final interest rate will be subject to approval by the Vendor.
- (iii) 第一按揭及第二按揭總額不高於樓價之 80%。
The total sum of the first mortgage and the second mortgage shall not be greater than 80% of the purchase price.
- (iv) 第二按揭貸款年期最長為20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 20 years or the tenor of first mortgage loan(offered by the first mortgagee bank), whichever is shorter.
- (v) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在賣方要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the Vendor.
- (vi) 第一按揭銀行須為賣方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。
The first mortgagee bank shall be nominated and referred by the Vendor and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (vii) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請及其有關條款及細則須由有關承按機構獨立審批。
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan and their respective terms and conditions shall be approved by the relevant mortgagees independently.
- (viii) 所有第二按揭貸款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貸款的律師費用及雜費。
All legal documents of the Second Mortgage Loan 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 Loan.
- (ix) 買方敬請向賣方查詢有關第二按揭貸款詳情。第二按揭貸款批出與否及其條款，賣方有最終決定權。不論第二按揭貸款獲批與否，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 Vendor about the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the Vendor. Irrespective of whether the Second Mortgage 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
- (x) 如買方為個人，買方需於申請時就申請第一按揭貸款向指定放債人繳交港幣\$5,000 不可退還的手續費；如買方為有限公司，買方需於申請時就申請第一按揭貸款向指定放債人繳交港幣\$25,000 不可退還的手續費。
Upon the application of the First Mortgage Loan, if the Purchaser is an individual, a non-refundable handling fee of HK\$ 5,000 shall be payable by the Purchaser to the Designated Lender ; if the Purchaser is a company or corporation, a non-refundable handling fee of HK\$ 25,000 shall be payable by the Purchaser to the Designated Lender.
- (xi) 此第二按揭貸款受其他條款及細則約束。
This Second Mortgage 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.

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 Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

(h) 送贈傢俱優惠
Free Furniture Offer

購買本發展項目的麗坪路75號之買方，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、品質或性能或其他方面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」、「屆時之現狀」及「所在位置」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。本優惠受其他條款及條件約束。

The Purchaser of 75 Lai Ping Road of the Development 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", "the then as-is" and "where-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. This offer is subject to other terms and conditions.

(4)(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正式買賣合約、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the Agreement for Sale and Purchase and the Assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其正式合約、按揭及樓契等法律文件，買賣雙方須各自負責有關正式買賣合約及其他樓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the Assignment.

買方需支付一概有關臨時合約、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、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有關的罰款、利息及附加費等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements 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, 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 Purchasers.

(4)(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.

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律及其他費用及其他有關住宅物業的買賣文件的所有法律及其他實際支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation 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 residential property, all plan fees for plans to be annexed to the Agreement for Sale and Purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges of any other documents relating to the sale and purchase of the residential property.

(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:

1.美聯物業代理有限公司 2.中原地產代理有限公司 3.利嘉閣地產有限公司 4.香港置業(代理)有限公司 5.世紀21測量行有限公司及旗下特許經營商 6.云房網絡(香港)代理有限公司 7.中國康樂園地產代理有限公司 8.溥頓亞洲物業代理有限公司 9.輝騰置業 10.第一太平戴維斯住宅有限公司 11.1691 Home.com 12.金豐房交中心有限公司 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。

1.Midland Realty (International) Limited 2.Centaline Property Agency Limited 3.Ricacorp Properties Limited 4.Hong Kong Property Services (Agency) Limited 5.Century 21 Surveyors Limited 6.QFang Network (Hong Kong) Agency Limited

7. China Hong Lok Yuen Property Agency Limited 8.Preston Asia Realty Limited 9.Fidelity Realty 10.Savills Realty Limited 11.1691 Home.com 12.Goldfield Real Estate Trade Centre Ltd; 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.kautohighland.com.hk。
The address of the website designated by the Vendor for the Development is: www.kautohighland.com.hk.