

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	峻源 The Entrance	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	落禾沙里1號 (備註: 此臨時門牌號數有待發展項目建成時確認) 1 Lok Wo Sha Lane (note: this provisional street number is subject to confirmation when the Development is completed)		
發展項目中的住宅物業的總數 The total number of residential properties in the development	148		

印製日期 Date of Printing	價單編號 Number of Price List
3 September 2019	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
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Price List No. 1

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
第2座 Tower 2	1	A	132.680 (1,428) 露台 Balcony: 5.113 (55); 工作平台 Utility Platform: 1.686 (18)	22,720,000	171,239 (15,910)	--	--	--	--	--	--	--	--	--	--
	1	B	105.609 (1,137) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.501 (16)	17,480,000	165,516 (15,374)	--	--	--	--	--	--	--	--	--	--
	2	A	104.482 (1,125) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0)	19,420,000	185,869 (17,262)	--	--	--	23.771 (256)	--	--	--	--	--	--
	3	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,030,000	172,888 (16,059)	--	--	--	--	--	--	--	--	--	--
	3	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	16,820,000	196,438 (18,243)	--	--	--	--	--	--	--	--	--	--
	5	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,580,000	177,885 (16,523)	--	--	--	--	--	--	--	--	--	--
	5	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,070,000	199,358 (18,514)	--	--	--	--	--	--	--	--	--	--
	5	C	110.885 (1,194) 露台 Balcony: 4.130 (44); 工作平台 Utility Platform: 1.518 (16)	19,730,000	177,932 (16,524)	--	--	--	--	--	--	--	--	--	--
	6	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,730,000	179,248 (16,650)	--	--	--	--	--	--	--	--	--	--
	6	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,210,000	200,993 (18,666)	--	--	--	--	--	--	--	--	--	--
	6	C	110.885 (1,194) 露台 Balcony: 4.130 (44); 工作平台 Utility Platform: 1.518 (16)	19,880,000	179,285 (16,650)	--	--	--	--	--	--	--	--	--	--
	7	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,880,000	180,611 (16,776)	--	--	--	--	--	--	--	--	--	--

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
第2座 Tower 2	7	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,360,000	202,745 (18,829)	--	--	--	--	--	--	--	--	--	--
	7	C	110.885 (1,194) 露台 Balcony: 4.130 (44); 工作平台 Utility Platform: 1.518 (16)	20,040,000	180,728 (16,784)	--	--	--	--	--	--	--	--	--	--
	8	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,190,000	183,427 (17,038)	--	--	--	--	--	--	--	--	--	--
	8	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,640,000	206,015 (19,132)	--	--	--	--	--	--	--	--	--	--
	8	C	110.885 (1,194) 露台 Balcony: 4.130 (44); 工作平台 Utility Platform: 1.518 (16)	20,350,000	183,523 (17,044)	--	--	--	--	--	--	--	--	--	--
	9	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,190,000	183,427 (17,038)	--	--	--	--	--	--	--	--	--	--
	9	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,640,000	206,015 (19,132)	--	--	--	--	--	--	--	--	--	--
	9	C	110.885 (1,194) 露台 Balcony: 4.130 (44); 工作平台 Utility Platform: 1.518 (16)	20,350,000	183,523 (17,044)	--	--	--	--	--	--	--	--	--	--
	10	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,350,000	184,881 (17,173)	--	--	--	--	--	--	--	--	--	--
	10	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,780,000	207,650 (19,284)	--	--	--	--	--	--	--	--	--	--
	10	C	110.885 (1,194) 露台 Balcony: 4.130 (44); 工作平台 Utility Platform: 1.518 (16)	20,500,000	184,876 (17,169)	--	--	--	--	--	--	--	--	--	--
	11	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,742,000	188,442 (17,504)	--	--	--	--	--	--	--	--	--	--
	11	C	110.885 (1,194) 露台 Balcony: 4.130 (44); 工作平台 Utility Platform: 1.518 (16)	20,900,000	188,484 (17,504)	--	--	--	--	--	--	--	--	--	--

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·每平方米) 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.)												
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			
第3座 Tower 3	1	A	131.000 (1,410) 露台 Balcony: 5.075 (55); 工作平台 Utility Platform: 1.512 (16)	22,430,000	171,221 (15,908)	--	--	--	--	--	--	--	--	--	--	--		
	1	B	106.129 (1,142) 露台 Balcony: 3.834 (41); 工作平台 Utility Platform: 1.501 (16)	17,560,000	165,459 (15,377)	--	--	--	--	--	--	--	--	--	--	--	--	
	2	A	104.482 (1,125) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0)	19,380,000	185,486 (17,227)	--	--	--	23.088 (249)	--	--	--	--	--	--	--	--	--
	3	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,030,000	172,888 (16,059)	--	--	--	--	--	--	--	--	--	--	--	--	--
	3	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	16,820,000	196,438 (18,243)	--	--	--	--	--	--	--	--	--	--	--	--	--
	5	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,030,000	172,888 (16,059)	--	--	--	--	--	--	--	--	--	--	--	--	--
	5	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,070,000	199,358 (18,514)	--	--	--	--	--	--	--	--	--	--	--	--	--
	5	C	110.866 (1,193) 露台 Balcony: 4.111 (44); 工作平台 Utility Platform: 1.518 (16)	19,710,000	177,782 (16,521)	--	--	--	--	--	--	--	--	--	--	--	--	--
	6	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,190,000	174,342 (16,194)	--	--	--	--	--	--	--	--	--	--	--	--	--
	6	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,210,000	200,993 (18,666)	--	--	--	--	--	--	--	--	--	--	--	--	--
	6	C	110.866 (1,193) 露台 Balcony: 4.111 (44); 工作平台 Utility Platform: 1.518 (16)	19,860,000	179,135 (16,647)	--	--	--	--	--	--	--	--	--	--	--	--	--
	7	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	19,340,000	175,705 (16,321)	--	--	--	--	--	--	--	--	--	--	--	--	--

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·每平方米) 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.)									
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
第3座 Tower 3	7	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,360,000	202,745 (18,829)	--	--	--	--	--	--	--	--	--	--
	7	C	110.866 (1,193) 露台 Balcony: 4.111 (44); 工作平台 Utility Platform: 1.518 (16)	20,020,000	180,578 (16,781)	--	--	--	--	--	--	--	--	--	--
	8	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,010,000	181,792 (16,886)	--	--	--	--	--	--	--	--	--	--
	8	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,640,000	206,015 (19,132)	--	--	--	--	--	--	--	--	--	--
	8	C	110.866 (1,193) 露台 Balcony: 4.111 (44); 工作平台 Utility Platform: 1.518 (16)	20,330,000	183,375 (17,041)	--	--	--	--	--	--	--	--	--	--
	9	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,010,000	181,792 (16,886)	--	--	--	--	--	--	--	--	--	--
	9	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,640,000	206,015 (19,132)	--	--	--	--	--	--	--	--	--	--
	9	C	110.866 (1,193) 露台 Balcony: 4.111 (44); 工作平台 Utility Platform: 1.518 (16)	20,330,000	183,375 (17,041)	--	--	--	--	--	--	--	--	--	--
	10	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,170,000	183,245 (17,021)	--	--	--	--	--	--	--	--	--	--
	10	B	85.625 (922) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.504 (16)	17,780,000	207,650 (19,284)	--	--	--	--	--	--	--	--	--	--
	10	C	110.866 (1,193) 露台 Balcony: 4.111 (44); 工作平台 Utility Platform: 1.518 (16)	20,480,000	184,728 (17,167)	--	--	--	--	--	--	--	--	--	--
	11	A	110.071 (1,185) 露台 Balcony: 4.005 (43); 工作平台 Utility Platform: 1.584 (17)	20,558,000	186,770 (17,349)	--	--	--	--	--	--	--	--	--	--
	11	C	110.866 (1,193) 露台 Balcony: 4.111 (44); 工作平台 Utility Platform: 1.518 (16)	20,882,000	188,354 (17,504)	--	--	--	--	--	--	--	--	--	--

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 Transaction 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 Terms of Payment

於簽署臨時買賣合約（「臨時合約」）時，買方須繳付相等於成交金額的5%作為臨時訂金。其中港幣\$100,000之部份臨時訂金須以銀行本票支付，臨時訂金餘款須以銀行本票及/或支票支付。所有銀行本票及支票抬頭必須為「Baker & McKenzie」。

Upon signing of the preliminary agreement for sale and purchase ("PASP"), the Purchaser 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 orders and the balance of the preliminary deposit may be paid by cashier order(s) and/or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Baker & McKenzie".

(A) 120天即供優惠付款計劃（照售價減7%） 120-day Immediate Payment Plan (7% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.

2. 買方須於簽署臨時合約後 60 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 within 60 days after signing of the PASP.

3. 成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付，以較早者為準。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.

(B) 建築期付款計劃（照售價減5%） Stage Payment Plan (5% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額為臨時訂金。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.

2. 買方須於簽署臨時合約後 60 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 within 60 days after signing of the PASP.

3. 成交金額90%即成交金額餘款須於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付。

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

(C) 120天一按付款計劃（照售價）120-day First Mortgage Loan Payment Plan (the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.

2. 買方須於簽署臨時合約後 60 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 within 60 days after signing of the PASP.

3. 成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付，以較早者為準。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.

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

- (a) 如第 (i)分段所述。

As stated in sub-paragraph (i) above.

- (b) 中信泰富員工置業折扣 CITIC Pacific Staff Purchasing Discount

如買方是或包括「中信泰富合資格人士」，並且沒有委任地產代理就購入相關指明住宅物業代其行事，可獲額外3%售價折扣優惠。「中信泰富合資格人士」指中信泰富有限公司（或其任何附屬公司）或中信國際電訊集團有限公司（或其任何附屬公司）之任何董事、高級人員、員工或任何上述者之任何「直系親屬」。一人士之「直系親屬」指該人士之配偶、父母或子女，惟必須已出示令賣方滿意之有效證明文件證明該關係，賣方就是否有該關係的決定為最終決定。賣方就一人士是否「中信泰富合資格人士」決定為最終決定。

If the purchaser is or includes a “Qualified Person of CITIC Pacific”, provided that the purchaser did not appoint any estate agent to act for him/her in the purchase of the specified residential property concerned, an extra 3% discount on the Price would be offered. “Qualified Person of CITIC Pacific” means a director, officer or employee of CITIC Pacific Limited (or any of its subsidiaries) or CITIC Telecom International Holdings Limited (or any of its subsidiaries), or an “Immediate Family Member” of any of the foregoing. “Immediate Family Member” of a person means a spouse, parent or child of that person Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor’s determination as to whether there is such a relationship shall be final. The Vendor’s determination as to whether a person is a “Qualified Person of CITIC Pacific” shall be final.

(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) 第一按揭貸款 (只適用於選擇第4(i)(C)段中付款計劃之買方)

First Mortgage Loan (only applicable to the Purchaser(s) who has/have selected the Terms of Payment Plan under paragraph 4(i)(C))

- (i) 買方可向賣方指定的一按揭財務機構(「指定財務機構」)申請一按揭貸款(「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.

- (ii) 買方必須於買賣合約內訂明的付清成交金額餘額之日前最少60日書面向指定財務機構申請貸款。

The purchaser shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.

- (iii) 第一按揭貸款的最高金額為成交金額的75% (詳見如下)，貸款金額不可超過應繳付之成交金額餘額。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum amount of the First Mortgage Loan shall be 75% of the Transaction Price (see below for details), provided that the loan amount shall not exceed the balance of the Transaction Price payable. The designated financing company will decide the loan amount to be granted to the purchaser(s) after considering the result of the credit assessment of the purchaser(s) and his/her/its/their guarantor(s) (if applicable).

成交金額為港幣3,000萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的75%；成交金額為港幣3,000萬以上的住宅物業的第一按揭貸款最高金額為成交金額的70%。

The maximum amount of First Mortgage Loan shall be 75% of the Transaction Price if the Transaction Price of the residential property is not more than HK\$30 million. The maximum amount of First Mortgage Loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is over HK\$30 million.

- (iv) 第一按揭貸款年期最長為25年。

The maximum tenor of the First Mortgage Loan shall be 25 years.

- (v) 第一按揭貸款以住宅物業之第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

- (vi) 第一按揭貸款利率為(以指定財務機構最終批核為準)：

The annual interest rate of the First Mortgage Loan shall be (subject to the final approval of the designated financing company):

貸款價值比率 Loan to Value Ratio	年期的首24個月 The first 24 months of the tenor	其後 Thereafter
75%	P – 2% per annum	P + 2.375% per annum
70%	P – 2% per annum	P + 2.125% per annum

P為指定財務機構不時報價之港元最優惠利率，利率浮動，現為年利率5.375%。

P shall be the Hong Kong Dollar Best Lending Rate as quoted by the designated financing company from time to time, subject to fluctuation. P currently is 5.375% per annum.

(vii) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the purchaser(s) and his/her/its/their guarantor(s) (if any), the designated financing company will adjust the loan amount and/or the interest rate.

(viii) 買方須按月分期償還第一按揭貸款。

The purchaser(s) shall repay the First Mortgage Loan by monthly instalments.

(ix) 第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出貸款計劃有最終決定權。

The designated financing company shall be solely responsible to determine whether to approve the purchaser(s)' application for the First Mortgage Loan. The designated financing company shall have the final right to decide whether or not to grant the First Mortgage Loan.

(x) 所有第一按揭貸款之法律文件必須由指定財務機構指定之律師行(此律師行並不一定與賣方指定之代表律師相同)辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。

All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the designated financing company (such solicitors may not be the same as the Vendor's solicitors) and all relevant legal costs and disbursements shall be borne by the purchaser(s) solely. The purchaser(s) may choose to instruct his own solicitors to act for him and in such event, the purchaser(s) shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.

(xi) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。

The purchaser(s) shall upon request by the designated financing company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser(s) and his/her/its/their guarantor(s) (if applicable).

(xii) 不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。

Irrespective of whether the First Mortgage Loan is granted or not, the purchaser(s) shall complete the purchase of the residential property and shall pay the Transaction Price in full in accordance with the agreement for sale and purchase.

(xiii) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

(xiv) 第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何輾轉，一概與賣方及中信泰富物業代理有限公司無關。以上關於第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第一按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及中信泰富物業代理有限公司在任何情況下均無需就第一按揭貸款向買方承擔任何責任。

The First Mortgage Loan is a transaction between the designated financing company and the purchaser(s). The Vendor and CITIC Pacific Property Agents Ltd shall not be involved in any dispute between the purchaser(s) and the designated financing company. The above information of the First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and CITIC Pacific Property Agents Ltd be liable to the purchaser(s) in respect of the First Mortgage Loan.

(xv) 第一按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供第一按揭貸款而無須向買方給予事先通知。

The First Mortgage Loan is subject to quota and availability. The designated financing company shall have the sole and absolute discretion to suspend or terminate the offer of the First Mortgage Loan at any time without prior notice to the purchaser(s).

(iv) 誰人負責支付買賣該項目中的指明住宅物業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處理其買賣合約及轉讓契以及按揭（如有）也由賣方律師擬備，賣方同意為買方支付買賣合約及轉讓契之律師費用（不包括雜費，雜費須由買方支付）。

If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment and the Mortgage (if any) is also prepared by the Vendor's Solicitors, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).

- (b) 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及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及雜費。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements 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 but not limited to 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

有關預備大廈公契及管理合約(「公契」)的費用及附於公契之圖則之費用的適當分攤、該指明住宅物業交易之業權文件認證副本之費用、夾附於買賣合約及轉讓契之圖則的圖則費，及該指明住宅物業的補充合約(如有)、按揭(如有)及其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, the costs for preparing certified copies of title deeds and documents of that specified residential property, the fees for plans to be annexed to the agreement for sale and purchase and the assignment, and all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

備註 Note:

於本文第(4)段中:-In this paragraph (4):-

- (I) 「售價」是指在此價單上第二部份所指的住宅物業的售價;

"Price" means the price of the residential property as stated in Part 2 of this Price List;

- (II) 「成交金額」是指臨時合約及正式合約中訂明的住宅物業的實際價錢(即售價經計算相關支付條款及/或適用折扣後之價錢，並上調至最接近的百位數)。

"Transaction Price" means the actual purchase price of the residential property set out in the PASP and ASP, i.e. the purchase price after applying the relevant terms of payment and/or the applicable discounts on Price and rounded up to the nearest hundred dollars.

(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:

中信泰富物業代理有限公司 CITIC Pacific Property Agents Ltd

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

云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited

友和地產有限公司 United Properties Limited

香港(國際)地產商會 Hong Kong (International) Realty Association

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: <http://www.theentrance.com.hk>

The address of the website designated by the Vendor for the Development is: <http://www.theentrance.com.hk>