

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	啟德 1 號(II) One Kai Tak (II)	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	沐寧街 8 號 8 Muk Ning 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)			624

印製日期 Date of Printing	價單編號 Number of Price List
4/8/2017	4

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
30/8/2017	4A	--
23/10/2017	4B	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5 第五座	3	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	10,171,000	195,146 (18,130)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	3	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,810,000	195,527 (18,160)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	3	D	74.190 (799) 露台 Balcony: 2.357 (25) 工作平台 Utility Platform: 0.000 (0)	18,396,000	247,958 (23,024)	-	-	-	6.240 (67)	-	-	-	-	-	-
Tower 5 第五座	3	E	52.348 (563) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,323,000	235,405 (21,888)	-	-	-	1.803 (19)	-	-	-	-	-	-
Tower 5 第五座	3	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,136,000	232,923 (21,633)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	5	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	10,634,000	204,029 (18,955)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	5	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,973,000	200,207 (18,595)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	5	D	74.190 (799) 露台 Balcony: 2.357 (25) 工作平台 Utility Platform: 0.000 (0)	17,755,000	239,318 (22,222)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	5	E	52.348 (563) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,311,000	235,176 (21,867)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	5	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,330,000	236,647 (21,979)	-	-	-	-	-	-	-	-	-	-

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5 第五座	6	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	10,823,000	207,655 (19,292)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	6	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,013,000	201,355 (18,701)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	6	D	74.190 (799) 露台 Balcony: 2.357 (25) 工作平台 Utility Platform: 0.000 (0)	17,846,000	240,545 (22,335)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	6	E	52.348 (563) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,376,000	236,418 (21,982)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	6	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,395,000	237,894 (22,094)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	7	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	11,647,000	223,465 (20,761)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	7	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,053,000	202,504 (18,808)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	7	D	74.190 (799) 露台 Balcony: 2.357 (25) 工作平台 Utility Platform: 0.000 (0)	17,936,000	241,758 (22,448)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	7	E	52.348 (563) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,442,000	237,679 (22,099)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	7	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,459,000	239,123 (22,209)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	8	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,120,000	232,540 (21,604)	-	-	-	-	-	-	-	-	-	-

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5 第五座	8	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,117,000	204,341 (18,979)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	8	D	74.190 (799) 露台 Balcony: 2.357 (25) 工作平台 Utility Platform: 0.000 (0)	18,437,000	248,511 (23,075)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	8	E	52.348 (563) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,787,000	244,269 (22,712)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	8	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,563,000	241,119 (22,394)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	9	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,120,000	232,540 (21,604)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	9	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,117,000	204,341 (18,979)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	9	D	74.190 (799) 露台 Balcony: 2.357 (25) 工作平台 Utility Platform: 0.000 (0)	18,437,000	248,511 (23,075)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	9	E	52.348 (563) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,787,000	244,269 (22,712)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	9	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,563,000	241,119 (22,394)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	10	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,184,000	233,768 (21,718)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	10	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,157,000	205,490 (19,085)	-	-	-	-	-	-	-	-	-	-

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.)									
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Tower 5 第五座	10	D	74.190 (799) 露台 Balcony: 2.357 (25) 工作平台 Utility Platform: 0.000 (0)	18,530,000	249,764 (23,191)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	10	E	52.348 (563) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,852,000	245,511 (22,828)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	10	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,627,000	242,347 (22,508)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	11	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,248,000	234,996 (21,832)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	11	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,197,000	206,638 (19,192)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	11	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,692,000	243,594 (22,624)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	12	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,312,000	236,224 (21,947)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	12	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,238,000	207,815 (19,301)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	12	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,757,000	244,842 (22,740)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	15	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,376,000	237,452 (22,061)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	15	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,278,000	208,964 (19,408)	-	-	-	-	-	-	-	-	-	-

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5 第五座	15	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,821,000	246,070 (22,854)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	16	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,440,000	238,680 (22,175)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	16	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,318,000	210,112 (19,515)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	16	K	52.103 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,885,000	247,299 (22,968)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	17	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,504,000	239,908 (22,289)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	17	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,358,000	211,261 (19,621)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	18	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,607,000	241,884 (22,472)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	18	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,422,000	213,098 (19,792)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	19	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,607,000	241,884 (22,472)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	19	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,422,000	213,098 (19,792)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	20	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,670,000	243,093 (22,585)	-	-	-	-	-	-	-	-	-	-

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
Tower 5 第五座	20	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,462,000	214,247 (19,899)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	21	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,735,000	244,340 (22,701)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	21	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,502,000	215,395 (20,005)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	22	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,799,000	245,568 (22,815)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	22	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,542,000	216,544 (20,112)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	23	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,863,000	246,796 (22,929)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	23	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,583,000	217,721 (20,221)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	25	B	52.120 (561) 露台 Balcony: 1.957 (21) 工作平台 Utility Platform: 0.000 (0)	12,927,000	248,024 (23,043)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	25	C	34.829 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	7,622,000	218,841 (20,325)	-	-	-	-	-	-	-	-	-	-

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 The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於成交金額之 5% 作為臨時訂金。臨時訂金之其中港幣\$100,000 須以銀行本票繳付，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額，抬頭請寫「的近律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price. A cashier order of HK\$100,000 being part of the preliminary deposit shall be made payable to “Deacons”. Please prepare a cheque payable to “Deacons” to pay the balance of the preliminary deposit.

註： 在第 4 段中，「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同折扣按售價計算得出之價目，皆以向下進位方式換算至千位數作為成交金額。

Note: In paragraph 4, “Price” means the price of the residential property set out in Part 2 of this price list, and “Transaction Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant discount(s) on the Price will be rounded down to the nearest thousand to determine the Transaction Price.

(A) 90 天現金優惠付款 90-day Cash Payment (照售價減 2%) (2% discount from Price)

1. 相等於成交金額 5% 之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price (“Preliminary Deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90% 即成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(B) 90 天備用二按貸款付款 90-day Standby Second Mortgage Loan Payment (照售價減 1%) (1% discount from Price)

1. 相等於成交金額 5% 之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price (“Preliminary Deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90% 即成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(C) 180 天現金優惠付款 180-day Cash Payment (照售價) (Price)

1. 相等於成交金額 5% 之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price (“Preliminary Deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90% 即成交金額餘款於買方簽署臨時買賣合約後 180 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(D) 180 天備用二按貸款付款 180-day Standby Second Mortgage Loan Payment (照售價) (Price)

1. 相等於成交金額 5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price (“Preliminary Deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 180 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(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) 「特別折扣」優惠 Special Discount Benefit

買方可獲額外 2%售價折扣優惠作為「特別折扣」優惠 (只適用於選擇上述第 4(i)段中支付條款(A)、(B)或(C)之買家)。

An extra 2% discount from the Price would be offered to the Purchaser as the "Special Discount" Benefit (Only applicable to the Purchaser who has selected Terms of Payment (A), (B) or (C) in the above paragraph 4(i)).

買方可獲額外 1%售價折扣優惠作為「特別折扣」優惠 (只適用於選擇上述第 4(i)段中支付條款(D)之買家)。

An extra 1% discount from the Price would be offered to the Purchaser as the "Special Discount" Benefit (Only applicable to the Purchaser who has selected Terms of Payment (D) in the above paragraph 4(i)).

(C) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit

買方可獲額外 8.5%售價折扣優惠作為「印花稅津貼」優惠。

An extra 8.5% discount from the Price would be offered to the Purchasers as the "Subsidy of Stamp Duty" Benefit.

(D) 提前全數繳付優惠 (只適用於選擇上述第 4(i)段中支付條款(C)或(D)之買家)

Early Full Payment Benefit (Only applicable to the Purchaser who has selected Terms of Payment (C) or (D) in the above paragraph 4(i)).

買方於買賣合約訂明的交易日之前，提早繳付成交金額全數，可根據以下列表獲賣方提供不可轉讓的提前全數繳付優惠(「提前全數繳付優惠」)但受制於以下條款:-

Subject to the terms below, where the Purchaser fully pays the Transaction Price in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a non-transferable early full payment benefit (the “Early Full Payment Benefit”) by the Vendor according to the table below :-

「提前全數繳付優惠」列表 Early Full Payment Benefit Table

繳付成交金額餘款之日期 Date of payment of balance of Transaction Price	「提前全數繳付優惠」金額 Early Full Payment Benefit amount
簽署臨時買賣合約的日期後 90 日內 Within 90 days after the date of signing of the preliminary agreement for sale and purchase	成交金額1.5% 1.5% of the Transaction Price
簽署臨時買賣合約的日期後第 91 日至第 120 日期間(包括首尾日期)內 Within the period from the 91st day to the 120th day (both days inclusive) after the date of signing of the preliminary agreement for sale and purchase	成交金額1% 1% of the Transaction Price
簽署臨時買賣合約的日期後第 121 日至第 150 日期間(包括首尾日期)內 Within the period from the 121st day to the 150th day (both days inclusive) after the date of signing of the preliminary agreement for sale and purchase	成交金額0.5% 0.5% of the Transaction Price

- 買方須於擬提前付清成交金額全數日期前最少 14 日以書面向賣方申請「提前全數繳付優惠」，如賣方批准申請並確認有關資料無誤後，將「提前全數繳付優惠」直接用於支付部份成交金額餘額。
The Purchaser shall apply to the Vendor in writing for the Early Full Payment Benefit at least 14 days before the proposed date of full payment of the Transaction Price. If the Vendor has approved the application and duly verified the information, the Vendor may apply the Early Full Payment Benefit towards part payment of the balance of the Transaction Price directly.
- 如上述「提前全數繳付優惠」列表中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)。
If the last day of each of the periods as set out in the Early Full Payment Benefit Table above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance).
- 賣方保留絕對酌情權決定所有由「提前全數繳付優惠」而引致的事宜包括但不限於「提前全數繳付優惠」金額(如應支付)。如有任何爭議，以賣方最終決定為準，且該決定對買方具約束力。
The Vendor reserves the absolute discretion to determine all matters arising from the Early Full Payment Benefit including but not limited to the amount of the Early Full Payment Benefit (if payable). In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

(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) 見 4(i)及 4(ii)。

See 4(i) and 4(ii).

(b) 備用二按貸款 (只適用於選擇上述第 4(i)段中支付條款(B)或(D)之買家)

Standby Second Mortgage Loan (Only applicable to the Purchaser who has selected Terms of Payment (B) or (D) in the above paragraph 4(i))

買家可向賣方高龍發展有限公司(「賣方」)申請備用二按貸款，主要條款如下：

Purchaser can apply for Standby Second Mortgage Loan from the Vendor Ace Dragon Development Limited ("Vendor"), key terms are as follows:

A)(i) 第二按揭貸款最高金額為成交金額的 20%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的 80%。

The maximum second mortgage loan amount shall be 20% of the Transaction Price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the Transaction Price.

第二按揭貸款首 24 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減 2.5% p.a. (P-2.5%)，其後之按揭利率為港元最優惠利率(P)，利率浮動。最終按揭利率以賣方最後審批結果為準。

Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.5% p.a. (P-2.5%), thereafter at Hong Kong Dollar Best Lending Rate (P), subject to fluctuation. The final interest rate will be subject to final approval by the Vendor.

或 OR

A)(ii) 第二按揭貸款最高金額為成交金額的 25%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的 85%。

The maximum second mortgage loan amount shall be 25% of the Transaction Price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 85% of the Transaction Price.

第二按揭貸款首 24 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減 2% p.a. (P-2%)，其後之按揭利率為港元最優惠利率(P)，利率浮動。最終按揭利率以賣方最後審批結果為準。

Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2% p.a. (P-2%), thereafter at Hong Kong Dollar Best Lending Rate (P), subject to fluctuation. The final interest rate will be subject to final approval by the Vendor.

備註：買方可考慮第二按揭的按揭貸款額，惟第二按揭貸款利率會因應第二按揭貸款額而有所調整，詳情請參閱上述第 A)(i)及 A)(ii)條款。

Note: Purchaser can consider the second mortgage loan amount, but the interest rate will vary according to the second mortgage loan amount, for details please refer to terms A)(i) and A)(ii) mentioned above.

- B) 買方必須於付清成交金額餘額之日起計最少 60 日前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 60 days before the date of settlement of the balance of the Transaction Price.
- C) 第二按揭貸款年期最長為 20 年，或與第一按揭貸款之年期相同，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan, whichever is shorter.
- D) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款及第二按揭貸款及其他借貸的還款)不超過香港金融管理局不時訂明的「供款與入息比率」上限。
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.
- E) 第一按揭貸款銀行須為賣方所指定之銀行，買方並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 Vendor and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- F) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.
- G) 所有第二按揭貸款之法律文件必須由賣方指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及其他費用及支出。
All legal documents of the second mortgage shall be handled by the Vendor's designated solicitors and all legal costs and other charges and expenses relating thereto shall be borne by the Purchaser.
- H) 第二按揭貸款批出與否及其條款，受制於賣方的絕對最終決定權。且於任何情況下賣方無義務或責任向買方提供第二按揭貸款。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor which shall under no circumstances be obliged to grant the loan. Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full Transaction Price.

I) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

J) 買方需就申請第二按揭貸款繳交港幣\$5,000 不可退還的申請手續費。

A non-refundable application fee of HK\$5,000 for the second mortgage loan will be payable by the Purchaser.

(c) 如賣方指定之代表律師同意代表買方辦理其買賣合約及樓契並同時處理按揭等法律文件完成交易，若買方不遲於完成交易日或之前要求賣方指定之代表律師向地政總署辦理業主分租或許可使用同意書、業主出售同意書及業主按揭或押記同意書申請，該申請的費用將由賣方承擔(但須遵從由賣方制訂的條款及條件)。

In the event that the Vendor's solicitors agree to act for the purchaser to handle all legal documents such as agreement for sale and purchase and assignment and are also instructed to handle the mortgage transaction to complete the purchase, the costs for the submission of purchaser's application to the Lands Department handled by Vendor's solicitors for consents to underlet, sell or mortgage of that residential property (which application if required by the Purchaser not later than the completion date of his purchase) shall be borne by the Vendor (subject to the terms and conditions to be imposed by the Vendor).

(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

買方須負責其律師之律師費用。如賣方指定之代表律師同意作為買方之代表律師處理其買賣合約及樓契並同時處理按揭等法律文件完成交易，買方不須支付買賣合約及轉讓契兩項法律文件之律師費用。

The purchaser is liable to pay the legal costs incurred by his solicitors. In the event that the Vendor's solicitors agree to act for the purchaser to handle all legal documents such as agreement for sale and purchase and assignment and are also instructed to handle the mortgage transaction to complete the purchase, the purchaser is not required to pay the legal cost of the two documents: agreement for sale and purchase and the assignment only.

如買方另聘代表律師作為買方之代表律師處理其買賣合約或樓契等法律文件，買賣雙方須各自負責有關買賣合約或轉讓契法律文件之律師費用。

If the purchaser instructs his/her own solicitors to act for him/her in relation to the agreement for sale and purchase or assignment, the Vendor and purchaser shall pay his/her own solicitors' legal fees in respect of that agreement for sale and purchase or the assignment.

買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於按任何稅率徵收之從價印花稅)、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 but without limitation ad valorem stamp duty charged at whatever rates) 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.

有關該住宅物業交易之草擬、登記及完成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、該住宅物業的業權文件認正本之費用、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）之法律費用，所有關於法定聲明之費用、附加合約費用（如有）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, 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 residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property, all costs and expenses relating to the making of the statutory declaration and all legal cost and charges for supplemental agreement (if any).

備註 Remark :

買方如因任何原因需更改支付條款，必須得賣方事先同意，並須向賣方繳付\$7,500 不可退還手續費及自付全部相關額外費用。

If a Purchaser would like to change the payment terms for whatever reasons, the prior consent of the Vendor must be obtained and a non-refundable administrative fee of \$7,500 shall be payable by the Purchaser to the Vendor and the Purchaser shall bear all related extra expenses.

(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. 中國海外地產代理有限公司 China Overseas Property Agency Limited
2. 中原地產代理有限公司 Centaline Property Agency Limited
3. 美聯物業代理有限公司 Midland Realty International Limited
4. 利嘉閣地產有限公司 Ricacorp Properties Limited
5. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
6. 世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
7. 云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
8. 第一太平戴維斯住宅代理有限公司 Savills Realty Limited
9. 仲量聯行有限公司 Jones Lang LaSalle 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：**www.onekt.com.hk/TWO**

The address of the website designated by the vendor for the development is: www.onekt.com.hk/TWO