

# 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	安峯 Mount Anderson	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	於本價單印製日期，發展項目尚未有街道名稱及門牌號數 As at the date of printing of this Price List, no street name or street number have yet been allocated to the Development		
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)			334

印製日期 Date of Printing	價單編號 Number of Price List
19 February 2021	2

## 修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
30 March 2021	2A	--
27 June 2021	2B	--

## 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
第2座 Tower 2	18	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	17,342,300	295,792 (27,484)	--	--	--	--	--	--	--	--	
第2座 Tower 2	17	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	16,936,100	288,864 (26,840)	--	--	--	--	--	--	--	--	
第2座 Tower 2	12	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	16,584,600	282,869 (26,283)	--	--	--	--	--	--	--	--	
第2座 Tower 2	11	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	16,502,700	281,472 (26,153)	--	--	--	--	--	--	--	--	
第2座 Tower 2	18	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	10,680,000	305,021 (28,329)	--	--	--	--	--	--	--	--	
第2座 Tower 2	17	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	10,553,800	301,417 (27,994)	--	--	--	--	--	--	--	--	
第2座 Tower 2	6	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	9,415,700	268,912 (24,975)	--	--	--	--	--	--	--	--	
第2座 Tower 2	5	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	9,350,400	267,047 (24,802)	--	--	--	--	--	--	--	--	
第2座 Tower 2	3	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	9,191,300	262,504 (24,380)	--	--	--	--	--	--	--	--	
第2座 Tower 2	2	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	9,127,100	260,670 (24,210)	--	--	--	--	--	--	--	--	
第2座 Tower 2	18	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	14,611,000	280,355 (26,045)	--	--	--	--	--	--	--	--	
第2座 Tower 2	17	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	14,437,600	277,028 (25,735)	--	--	--	--	--	--	--	--	
第2座 Tower 2	16	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	14,337,900	275,115 (25,558)	--	--	--	--	--	--	--	--	

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
第2座 Tower 2	6	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	13,560,100	260,191 (24,171)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	5	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	13,465,100	258,368 (24,002)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	3	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	13,235,900	253,970 (23,593)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	2	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	13,143,300	252,193 (23,428)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	18	E	56.553 (609) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	15,755,800	278,602 (25,872)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	17	E	56.553 (609) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	15,569,300	275,305 (25,565)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	16	E	56.725 (611) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	15,511,100	273,444 (25,386)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	5	E	56.725 (611) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	14,568,300	256,823 (23,843)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	3	E	56.725 (611) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	14,466,100	255,022 (23,676)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	2	E	56.725 (611) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	14,364,000	253,222 (23,509)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	18	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	16,787,700	286,333 (26,605)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	17	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	16,394,600	279,628 (25,982)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	8	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	15,721,300	268,144 (24,915)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	7	B	58.630 (631) 露台 Balcony : 2.020 (22) 工作平台 Utility Platform : 1.502 (16)	15,504,000	264,438 (24,571)	--	--	--	--	--	--	--	--	--

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.)								
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
第3座 Tower 3	18	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	10,680,000	305,021 (28,329)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	17	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	10,553,800	301,417 (27,994)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	16	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	10,480,000	299,309 (27,798)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	15	C	35.014 (377) 露台 Balcony : 2.030 (22) 工作平台 Utility Platform : 1.502 (16)	10,407,500	297,238 (27,606)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	9	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	13,846,300	265,682 (24,681)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	8	D	52.116 (561) 露台 Balcony : 2.018 (22) 工作平台 Utility Platform : 1.502 (16)	13,817,800	265,135 (24,631)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	16	E	56.725 (611) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	15,467,200	272,670 (25,315)	--	--	--	--	--	--	--	--	--
第3座 Tower 3	15	E	56.725 (611) 露台 Balcony : 2.093 (23) 工作平台 Utility Platform : 1.502 (16)	15,359,100	270,764 (25,138)	--	--	--	--	--	--	--	--	--

### 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，就有關指明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，就有關指明住宅物業簽立買賣合約，則 - (a) 該臨時合約即告終止；(b) 有關的臨時訂金即予沒收；及 (c) 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- (a) the preliminary agreement is terminated; (b) the preliminary deposit is forfeited; and (c) 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**

下列四項 (A)至(D)付款計劃可供買方選用的支付條款。

Four types of Terms of Payment listed under (A) to (D) below are available for selection and payment by the Purchaser.

**(A) 120天現金優惠付款計劃: (照售價減 5.5%) 120-day Cash Incentive Plan: (5.5% discount from the Price)**

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 95%餘款於簽署臨時買賣合約後 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

The balance of 95% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position to validly assign the residential property to the Purchaser, whichever is earlier.

**(B) 「安」心置業按揭付款計劃: (照售價減 4.5%) My Places Mortgage Payment Plan: (4.5% discount from the Price)**

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 120 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90%餘款於簽署臨時買賣合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

The balance of 90% of the Purchase Price shall be paid within 240 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position to validly assign the residential property to the Purchaser, whichever is earlier.

選用上述支付條款(B)的買方可以申請下述第(4)(iii)(a)段之「備用按揭貸款」。

Purchasers selecting this Term of Payment (B) may make an application for the “Standby Mortgage Loan” as stated in paragraph (4)(iii)(a) below.

**(C) 置 Smart 按揭付款計劃: (照售價減 1.5%) Super Smart Mortgage Payment Plan: (1.5% discount from the Price)**

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 120 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90%餘款於簽署臨時買賣合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

The balance of 90% of the Purchase Price shall be paid within 240 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position to validly assign the residential property to the Purchaser, whichever is earlier.

選用上述支付條款(C)的買方可以申請下述第(4)(iii)(b)段之「首 24 個月免息免供按揭貸款」。

Purchasers selecting this Term of Payment (C) may make an application for the “First 24 months Interest-Free and Repayment-Free Mortgage Loan” as stated in paragraph (4)(iii)(b) below.

**(D) 「峯」足輕鬆付款計劃: (照售價) Affluent Easy Payment Plan : (the Price)**

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 120 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90%餘款於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付。

The balance of 90% of the Purchase 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 to validly assign the residential property to the Purchaser.

選用上述支付條款(D)的買方可以申請下述第(4)(iii)(a)段之「備用按揭貸款」。

Purchasers selecting this Term of Payment (D) may make an application for the “Standby Mortgage Loan” as stated in paragraph (4)(iii)(a) below.

注意 Note:

於本第(4)(i)段中 In this paragraph (4)(i):-

- (1) 如繳付再期訂金、部份樓價或樓價餘款的到期日的當日並非工作日，則該到期日將自動順延至下一個緊接的工作日。

If any due date for payment of further deposit, part payment or balance of the Purchase Price falls on a day that is not a working day, such due date is automatically postponed to the immediately following day that is a working day.

- (2) 買方於簽署臨時買賣合約時須繳付相等於樓價 5% 的金額作為臨時訂金。買方須提供一張港幣 100,000 元銀行本票以支付部份臨時訂金，抬頭請寫「孖士打律師行」或「Mayer Brown」，臨時訂金餘款可以支票或本票支付，抬頭請寫「孖士打律師行」或「Mayer Brown」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price. The Purchaser shall provide a cashier's order for the sum of HK\$100,000 payable to "孖士打律師行" or "Mayer Brown" and the balance of the preliminary deposit may be paid by cheque(s) or cashier's order(s) made payable to "孖士打律師行" or "Mayer Brown".

(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) 印花稅優惠 Stamp Duty Discount

買方可獲額外售價 8.5%折扣作為印花稅優惠，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 8.5% discount on the Price as the "Stamp Duty Discount". The Stamp Duty Discount would be deducted from the Price directly.

(c) 「特別優惠」 "Special Discount"

凡於 2021 年 9 月 30 日(包括當日)或之前簽署臨時買賣合約購買指明住宅物業之買方，可以獲得以售價為基礎的額外 5%折扣作為「特別優惠」。該特別優惠即時在售價上作折扣扣減。

Where the preliminary agreement for sale and purchase of the specified residential properties is signed on or before 30 September 2021 (inclusive), the Purchaser would be offered an extra 5% discount on the Price as the "Special Discount". The Special Discount would be deducted from the Price directly.

(d) 「如心酒店集團 Vivva 會員計劃」或「Nina Club」會員優惠 "Nina Hospitality Vivva Programme" or "Nina Club" Member Privilege Offer

在簽署臨時買賣合約當日，如買方（或構成買方之任何人士）為「如心酒店集團 Vivva 會員計劃」或「Nina Club」會員，可獲得以售價為基礎的額外 1%折扣優惠，該優惠即時在售價上作折扣扣減。

If the Purchaser (or any person comprising the Purchaser) is a "Nina Hospitality Vivva Programme" or "Nina Club" member as at the date of signing of the preliminary agreement for sale and purchase, an extra 1% discount on the Price would be offered. The discount would be deducted from the Price directly.

(iii) **可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益 Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development**



(a) 「備用按揭貸款」(只適用於支付條款(B)及(D)) "Standby Mortgage Loan" (Applicable to Terms of Payment (B) and (D) only)

買方可向賣方指定的貸款公司(於本 (a) 分段中統稱為「**貸款人**」)申請第一物業按揭貸款(於本 (a) 分段中統稱為「**物業按揭貸款**」)，該物業按揭貸款申請必須不遲於預期的貸款日前 90 天由買方向貸款人以指定表格作出並須經由貸款人批核。申請批出與否，貸款人有最終決定權。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for a first mortgage loan (being referred to in this sub-paragraph (a) as the "**mortgage loan**") from a finance company designated by the Vendor (being referred to in this sub-paragraph (a) as the "**Lender**"). Such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 90 days before the intended date of advance of the mortgage loan and shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. This mortgage loan is subject to the following main terms and conditions: -

(1) 所有物業按揭貸款的法律文件必須由貸款人指定之律師行辦理及於該律師行簽署。

All legal documents for the mortgage loan must be prepared by, and executed at, the solicitors' firm designated by the Lender.

(2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentation shall be paid by the Purchaser.

(3) (A) 如樓價為港幣 13,000,000 元以下，物業按揭貸款金額最高不超過樓價 90%，還款期最長不超過 360 月供款。

The maximum amount of the mortgage loan shall not exceed 90% of the Purchase Price with a maximum repayment term of 360 monthly instalments if the Purchase Price is less than HK\$13,000,000.

(B) 如樓價為港幣 13,000,000 元或以上，物業按揭貸款金額最高不超過樓價 85%，還款期最長不超過 360 月供款。

The maximum amount of the mortgage loan shall not exceed 85% of the Purchase Price with a maximum repayment term of 360 monthly instalments if the Purchase Price is HK\$13,000,000 or above.

(4) 物業按揭貸款及以下列方式計算的利息，按月償還: -

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

(A) 首 60 個月利率以最優惠利率減 2.5% 計算，利息按利率浮動而計算。

The interest for the first 60 months shall be calculated at a rate of 2.5% below the Best Lending Rate, subject to the fluctuation of the interest rate.

(B) 由第 61 個月起，利率以最優惠利率加 1% 計算，按利率浮動而計算。

From the 61st month onwards, the interest shall be calculated at the Best Lending Rate plus 1%, subject to the fluctuation of the interest rate.

(5) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費: -

Any early prepayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows:-

(A) 如在物業按揭貸款日起計 60 個月內提前償還全數或部份餘下之按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費；

if an early prepayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documents is made within 60 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

(B) 如在前分段(A)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率計算，並按利率浮動而計算)之金額作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (A) above will be subject to payment of an early prepayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum repaid early.

(6) 買方須就申請物業按揭貸款支付予貸款人港幣 5,000 元作為不可退還的申請手續費。

The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan.

(7) 買方於決定是否申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠(如有)及物業按揭貸款批出與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款是否獲得批核，賣方及賣方代理並無給予，或視之為已給予，任何聲明或保證。賣方及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得就或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或賣方代理提出任何申索。

The Purchaser is advised to enquire with the Lender for details of the mortgage loan before deciding whether to apply for the same. All the above main terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor or the Vendor's agent as to whether the mortgage loan will be approved and/or granted. The Vendor and the Vendor's agent are not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Vendor's agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.

(8) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

(9) 有關物業按揭貸款之批核與否及按揭條款及條件以貸款人之最終決定為準。

The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the Lender.

(10) 為免生疑問，賣方及賣方代理均與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責。賣方在有關住宅物業的買賣合約

下的權益並不受影響。

For the avoidance of doubt, the Vendor and the Vendor's agent have nothing to do with the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom. The Vendor's rights under the agreement for sale and purchase of the residential property shall not be affected.

- (b) 「首 24 個月免息免供按揭貸款」(只適用於支付條款 (C)) "First 24 months Interest-Free and Repayment-Free Mortgage Loan" (Applicable to Term of Payment (C) only)

買方可向賣方指定的貸款公司(於本 (b) 分段中統稱為「貸款人」)申請第一物業按揭貸款(於本 (b) 分段中統稱為「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款日前 90 天由買方向貸款人以指定表格作出並須經由貸款人批核。申請批出與否，貸款人有最終決定權。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for a first mortgage loan (being referred to in this sub-paragraph (b) as the "**mortgage loan**") from a finance company designated by the Vendor (being referred to in this sub-paragraph (b) as the "**Lender**"). Such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 90 days before the intended date of advance of the mortgage loan and shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. This mortgage loan is subject to the following main terms and conditions: -

- (1) 所有物業按揭貸款的法律文件必須由貸款人指定之律師行辦理及於該律師行簽署。

All legal documents for the mortgage loan must be prepared by, and executed at, the solicitors' firm designated by the Lender.

- (2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentation shall be paid by the Purchaser.

- (3) (A) 如樓價為港幣 13,000,000 元以下，物業按揭貸款金額最高不超過樓價 90%，還款期最長不超過 360 月。

The maximum amount of the mortgage loan shall not exceed 90% of the Purchase Price with a maximum repayment period of 360 months if the Purchase Price is less than HK\$13,000,000.

- (B) 如樓價為港幣 13,000,000 元或以上，物業按揭貸款金額最高不超過樓價 85%，還款期最長不超過 360 月供款。

The maximum amount of the mortgage loan shall not exceed 85% of the Purchase Price with a maximum repayment term of 360 monthly instalments if the Purchase Price is HK\$13,000,000 or above.

- (4) 物業按揭貸款以下列方式償還: -

The mortgage loan shall be repaid in the following manner: -

- (A) 首 24 個月，買方無需償還物業按揭貸款之本金或利息。

For the first 24 months, the Purchaser will not be required to repay the principal of the mortgage loan or interest.

(B)由第 25 個月起至第 60 個月，物業按揭貸款之本金連利息每月供款償還，利率以最優惠利率減 2.5%計算。由第 61 個月起，本金連利息之償還應以最優惠利率加 1%計算，按利率浮動而計算。

For the subsequent 25th month to 60th month, repayment of the principal and interest will be repaid by equal monthly instalments with interest calculated at a rate of 2.5% below the Best Lending Rate. From the 61st month onwards, repayment of principal and interest shall be calculated at the Best Lending Rate plus 1%, subject to fluctuation of the interest rate.

(5) 任何物業按揭貸款之提前還款(全數或部份)買方將須支付以下列方法計算之提前還款費：-

Any early prepayment (full or partial) of the mortgage loan shall be subject to the Purchaser's early prepayment fee which is calculated as follows:-

(A)如在物業按揭貸款發放之日起計 60 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，買方不須支付提前還款費；

if an early prepayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documents is made within 60 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

(B)如在前分段(A)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率計算，並按利率浮動而計算)之金額作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (A) above will be subject to payment of an early prepayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum repaid early.

(6) 買方須就申請物業按揭貸款支付予貸款人港幣 5,000 元作為不可退還的申請手續費。

The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan.

(7) 買方於決定是否申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠(如有)及物業按揭貸款批出與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款是否獲得批核，賣方及賣方代理並無給予，或視之為已給予，任何聲明或保證。賣方及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得就或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或賣方代理提出任何申索。

The Purchaser is advised to enquire with the Lender for details of the mortgage loan before deciding whether to apply for the same. All the above main terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor or the Vendor's agent as to whether the mortgage loan will be approved and/or granted. The Vendor and the Vendor's agent are not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever

against the Vendor and/or the Vendor's agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.

(8) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

(9) 有關物業按揭貸款之批核與否及按揭條款及條件以貸款人之最終決定為準。

The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the Lender.

(10) 為免生疑問，賣方及賣方代理均與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責。賣方在有關住宅物業的買賣合約下的權益並不受影響。

For the avoidance of doubt, the Vendor and the Vendor's agent have nothing to do with the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom. The Vendor's rights under the agreement for sale and purchase of the residential property shall not be affected.

(c) 提前付清樓價現金回贈(只適用於支付條款(D)) Early Settlement Cash Rebate (Applicable to Term of Payment (D) only)

(1) 如買方提前於買賣合約訂明的付款限期日之前付清樓價餘款，可獲賣方根據以下列表格計算的「提前付清樓價現金回贈」:-

Where the Purchaser pays and settles the balance of the Purchase Price earlier than the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below :-

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘款日期 Date of settlement of the balance of the Purchase Price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate Amount
臨時買賣合約日期後 240 日內 Within 240 days after the date of the preliminary agreement for sale and purchase	樓價 4% 4% of Purchase Price
臨時買賣合約日期後 330 日內 Within 330 days after the date of the preliminary agreement for sale and purchase	樓價 3% 3% of Purchase Price
臨時買賣合約日期後 420 日內 Within 420 days after the date of the preliminary agreement for sale and purchase	樓價 2% 2% of Purchase Price

(2) 買方須於提前付清樓價餘款日前最少 30 日，以書面通知賣方向賣方申請「提前付清樓價現金回贈」，賣方於收到申請並確認有關

資料無誤後，「提前付清樓價現金回贈」將直接用作支付買方應繳付之部份樓價餘款。

The Purchaser shall apply to the Vendor in writing for the "Early Settlement Cash Rebate" at least 30 days before the date on which the whole balance of the Purchase Price is to be early paid. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Early Settlement Cash Rebate" as part payment of the balance of the Purchase Price payable by the Purchaser directly.

- (3) 買方需簽署一份由賣方代表律師為此項申請而擬備的補充合約。

The Purchaser shall enter into a supplemental agreement prepared by the Vendor's Solicitors in relation to this application.

- (4) 買方須自行承擔就「提前付清樓價現金回贈」而衍生之所有費用、支出及雜項費用（包括但不限於印花稅(如有)和該補充合約有關之律師費、支出及雜項費用）。

The Purchaser shall be solely responsible for all costs, disbursements and charges (including but not limited to stamp duty (if any), the legal fees, disbursements and other charges in relation to the supplemental agreement) arising from this "Early Settlement Cash Rebate".

(d) 延長欠妥之處保養優惠 Extended Defect Maintenance Offer

凡指明住宅物業或裝置、裝修物料及設備(定義見該指明住宅物業之買賣合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約的原則下，買方可於該發展項目的滿意紙或轉讓同意書發出日期(以較早者為準)起計 24 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救。如有任何爭議，賣方有最終決定權。此「延長欠妥之處保養優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長欠妥之處保養優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the agreement for sale and purchase in respect of the specified residential property, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 24 months from the date of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) remedy any defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the agreement for sale and purchase) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. This "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable, non-transferable and subject to other terms and conditions.

(e) 「如心酒店集團 Vivva 會員計劃」 Premium 會員會藉 "Nina Hospitality Vivva Programme" Premium Membership

成功與賣方簽訂臨時買賣合約購買一個或多個指明住宅物業的買方，買方及其家人(最多四位人士)可獲贈「如心酒店集團 Vivva 會員計劃」 Premium 會員會藉。有意申請「如心酒店集團 Vivva 會員計劃」 Premium 會員會藉之買方及其家人須簽署並遞交相關申請書予

「如心酒店集團」，否則優惠將自動失效，而買方不會因此獲得任何賠償。

The Purchaser(s) who has/have successfully entered into a preliminary agreement for sale and purchase with the Vendor in respect of one or more specified residential property(ies), the Purchaser(s) and his/her/their immediate family member(s) (up to four (4) persons only) will be offered the "Nina Hospitality Vivva Programme" Premium Membership. To apply for the "Nina Hospitality Vivva Programme" Premium Membership, Purchaser(s) and his/her/their immediate family member(s) shall sign and return the relevant application form to Nina Hospitality, failing which such offer shall automatically lapse and the Purchaser(s) will not be entitled to any compensation therefor.

(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處理所有有關購買的一切法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用(不包括一切雜費及支出)。

If the Purchaser appoints the Vendor's solicitors to act on his / her/ its behalf in respect of all legal documents for the purchase, the Vendor agrees to bear the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.

- 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

- 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅等)、登記費及其他雜費及支出。

All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(v) **買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用 Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development**

有關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 a 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.

注意 Note:

於本第(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) 「樓價」是指因應不同的支付條款及/或適用折扣(如有) 按售價計算得出的住宅物業的價格，即於臨時買賣合約中所訂明的住宅物業的實際售價。

"Purchase Price" means the price of the residential property after applying the relevant Terms of Payment and/or applicable discount(s) (if any) on the Price, being the actual price for the residential property as stated in the preliminary agreement for sale and purchase.

(III) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章) 釋義，指並非以下日子的日子 –

(a) 公眾假日或星期六；或

(b) 《釋義及通則條例》(第 1 章)第 71(2)條所界定的黑色暴雨警告日或烈風警告日。

"working day" as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not –

(a) A general holiday or a Saturday; or

(b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap. 1).

(IV) 「家人」一詞定義與《印花稅條例》第 29AD 條所定義者相同，指其配偶、父母、子女、兄弟或姊妹。

"Immediate family member" has the same meaning as defined under Section 29AD of the Stamp Duty Ordinance, i.e. spouse, parent, child, brother or sister

(V) 「最優惠利率」是指香港上海滙豐銀行有限公司不時公佈之港元最優惠利率。

"Best Lending Rate" means the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time.

(VI) 樓價向下捨入計至百位數。

The Purchase Price shall be rounded down 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:



賣方委任的代理:

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理:

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 世紀 21 集團有限公司 /

仲量聯行有限公司 / 云房網絡(香港)代理有限公司 / 香港(國際)地產商會有限公司 / 香港地產代理商總會有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited /

Hong Kong Property Services (Agency) Limited / Century 21 Group Limited / Jones Lang LaSalle Limited / Qfang Network (Hongkong) Agency Limited /

Hong Kong (International) Realty Association Limited / Hong Kong Real Estate Agencies General Association 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 but 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.mountanderson.com.hk](http://www.mountanderson.com.hk)

The address of the website designated by the Vendor for the Development is: [www.mountanderson.com.hk](http://www.mountanderson.com.hk)