

星堤 Avignon

屯門掃管笏管翠路 1 號 1 Kwun Chui Road, So Kwun Wat, Tuen Mun

價目表 (Price List)

第二批可供出售的單位總數共106個。此價單所列之53個單位屬第二批可供出售的單位。
The total number of units available for sale in the Second Batch is 106. The 53 units listed below in this price list are available for sale in the Second Batch.

座數 Tower	樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方米) Saleable Area (including balcony and utility platform) (sq. ft.)	露台 (平方米) Balcony (sq. ft.)	工作平台 (平方米) Utility Platform (sq. ft.)	訂價之實用面積 價 (元, 每平方米) Unit Rate of Saleable Area for Listed Price (\$ per sq. ft.)	現金付款計劃優惠 價之實用面積 (訂價減3%) (元, 每平方米) Unit Rate of Saleable Area for Cash Payment Price (Listed Price minus 3%) (\$ per sq. ft.)	另 And 窗台 (平方米) Bay window (sq. ft.)	單位有蓋面積 (平方米) Unit Covered Area (sq. ft.)	單位所分攤的 公用地方面積 (平方米) Apportioned Share of Common Area (sq. ft.)	其他面積 Other Areas			冷氣機平台 (平方米) Air-conditioning Platform (sq. ft.)	建築面積(平方米) Gross Floor Area (sq. ft.)	訂價之建築面積 價 (元, 每平方米) Unit Rate of Gross Floor Area for Listed Price (\$ per sq. ft.)	現金付款計劃優惠 價之建築面積 (訂價減3%) (元, 每平方米) Unit Rate of Gross Floor Area for Cash Payment Price(Listed Price minus 3%) (\$ per sq. ft.)	訂價(元) Listed Price(\$)	現金付款計劃優惠價(元) (訂價減3%) Cash Payment Price(\$) (Listed Price minus 3%)
											平台 (平方米) Flat Roof (sq. ft.)	天台 (平方米) Roof (sq. ft.)	花園 (平方米) Garden (sq. ft.)						
1	9	E	1,181	57	-	8,528	8,272	27	1,208	302	-	-	-	1,510	6,670	6,470	10,071,700	9,769,500	
1	8	E	1,181	57	-	8,464	8,210	27	1,208	302	-	-	-	1,510	6,620	6,421	9,996,200	9,696,300	
1	7	E	1,181	57	-	8,413	8,161	27	1,208	302	-	-	-	1,510	6,580	6,383	9,935,800	9,637,700	
1	6	E	1,181	57	-	8,349	8,099	27	1,208	302	-	-	-	1,510	6,530	6,334	9,860,300	9,584,500	
1	5	E	1,181	57	-	8,298	8,049	27	1,208	302	-	-	-	1,510	6,490	6,295	9,799,900	9,505,900	
1	3	E	1,181	57	-	8,234	7,987	27	1,208	302	-	-	-	1,510	6,440	6,247	9,724,400	9,432,700	
1	2	E	1,181	57	-	8,170	7,925	27	1,208	302	-	-	-	1,510	6,390	6,198	9,648,900	9,359,400	
1	9	G	1,221	55	-	8,467	8,213	19	1,240	310	-	-	-	1,550	6,670	6,470	10,338,500	10,028,300	
1	8	G	1,221	55	-	8,404	8,152	19	1,240	310	-	-	-	1,550	6,620	6,421	10,261,000	9,953,200	
1	7	G	1,221	55	-	8,353	8,102	19	1,240	310	-	-	-	1,550	6,580	6,383	10,199,000	9,893,000	
1	6	G	1,221	55	-	8,290	8,041	19	1,240	310	-	-	-	1,550	6,530	6,334	10,121,500	9,817,900	
1	5	G	1,221	55	-	8,239	7,992	19	1,240	310	-	-	-	1,550	6,490	6,295	10,059,500	9,757,700	
1	3	G	1,221	55	-	8,175	7,930	19	1,240	310	-	-	-	1,550	6,440	6,247	9,982,000	9,682,500	
1	2	G	1,221	55	-	8,112	7,868	19	1,240	310	-	-	-	1,550	6,390	6,198	9,904,500	9,607,400	
2	9	E	1,181	57	-	8,528	8,272	27	1,208	302	-	-	-	1,510	6,670	6,470	10,071,700	9,769,500	
2	8	E	1,181	57	-	8,464	8,210	27	1,208	302	-	-	-	1,510	6,620	6,421	9,996,200	9,696,300	
2	7	E	1,181	57	-	8,413	8,161	27	1,208	302	-	-	-	1,510	6,580	6,383	9,935,800	9,637,700	
2	6	E	1,181	57	-	8,349	8,099	27	1,208	302	-	-	-	1,510	6,530	6,334	9,860,300	9,584,500	
2	5	E	1,181	57	-	8,298	8,049	27	1,208	302	-	-	-	1,510	6,490	6,295	9,799,900	9,505,900	
2	3	E	1,181	57	-	8,234	7,987	27	1,208	302	-	-	-	1,510	6,440	6,247	9,724,400	9,432,700	
2	2	E	1,181	57	-	8,170	7,925	27	1,208	302	-	-	-	1,510	6,390	6,198	9,648,900	9,359,400	
2	9	G	1,221	55	-	8,556	8,299	19	1,240	310	-	-	-	1,550	6,740	6,538	10,447,000	10,133,600	
2	8	G	1,221	55	-	8,493	8,238	19	1,240	310	-	-	-	1,550	6,690	6,489	10,369,500	10,058,400	
2	7	G	1,221	55	-	8,442	8,189	19	1,240	310	-	-	-	1,550	6,650	6,451	10,307,500	9,998,300	
2	6	G	1,221	55	-	8,378	8,127	19	1,240	310	-	-	-	1,550	6,600	6,402	10,230,000	9,923,100	
2	5	G	1,221	55	-	8,315	8,065	19	1,240	310	-	-	-	1,550	6,550	6,353	10,152,500	9,847,900	
2	3	G	1,221	55	-	8,264	8,016	19	1,240	310	-	-	-	1,550	6,510	6,315	10,090,500	9,787,800	
2	2	G	1,221	55	-	8,201	7,955	19	1,240	310	-	-	-	1,550	6,460	6,266	10,013,000	9,712,600	

* 準買家請參閱發展商所提供的售樓書內有關上述資料之詳情。
Prospective purchasers please refer to the Sales Brochure provided by the Developer for further details of the above information.
* 本價目表付款辦法有關之優惠隨時調整，恕不另行通知。
All prices, payment terms and contents of the price list are for information only and are subject to change without prior notice.

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Date of Printing: 14/03/2011

附註(Remarks):

- 住宅由2字樓開始，各座不設4字樓。
Residential floors start from 2/F. There is no 4/F in each Tower.
- 實用面積包括露台面積(如有)，但不包括其他面積或冷氣機平台面積。
Saleable Area includes the area of Balcony (if any) but does not include Other Areas or areas of Air-Conditioning Platform.
- 單位有蓋面積包括實用面積及窗台面積(如有)。
Unit Covered Area includes the Saleable Area and the area of Bay Window (if any).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 單位所分攤的公用地方面積包括住宅各樓層之電梯大堂、電梯槽、機房、垃圾房、會所面積等等(如有把面積計算在內)。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 單位樓面至樓面高度(指該樓層之石屎地台面上與上一層石屎地台面上之高度距離)：約3.45米。
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): approx. 3.45m
- 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
The internal space of units on the upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government Authorities.
- 有關之建築圖則、分區計劃大綱圖、政府批地書及已/待批核之大廈公共契約含管理協議等各項文件之副本，均可向售樓處免費查閱。
Copies of the related Building Plan, Outline Zoning Plan, Government Grant, and the approved/draft Deed of Mutual Covenant incorporating a Management Agreement are available for free inspection at the sales office(s).
- 有關本發展項目之公共空間及公共設施之管理/維修責任，請參閱發展商提供之售樓說明書內第九項、第十項及第十一項所載政府批地書及大廈公共契約含管理協議之相關條款。
For details of the management/maintenance responsibilities of the public open space and public facilities of the development, please refer to the relevant Government Grant and Deed of Mutual Covenant incorporating a Management Agreement stated in the Section 9, Section 10 and Section 11 in the Sales Brochure provided by the Developer.
- 部份住宅單位之天花高度將會因應結構或建築設計上的需要而有差異。
The internal ceiling height within some units may vary due to structural or architectural design requirements.
- 部份住宅單位客/飯廳及睡房之假天花內均裝有冷氣及/或其他機電設備。
There are ceiling bulkheads at the living/dining room and the bedrooms for the air-conditioning system and/or M&E services in some residential units.
- 露台內裝有公用喉管。
There are communal pipes within the balconies.
- 分體式冷氣之室外機設於大廈外牆及/或冷氣機平台及/或平台及/或露台。
Outdoor units of the split-type air-conditioners are installed on the external walls, and/or air-conditioning platforms, and/or the flat roofs and/or balconies.
- 部份樓層外牆範圍及天台設有建築裝飾及燈光裝飾，而部份單位之露台(如有)、平台(如有)及/或天台(如有)之窗戶及欄杆設計略有不同。
Architectural and lighting features are on the external walls of some of the floors and the roofs of the building. The designs of some of the windows and balustrades at balconies(if any), flat roofs(if any) and/or roofs(if any) may vary.
- 住宅單位的景觀有可能會受到其位置及周圍的建築物所影響。
Views of residential units are subject to and may be affected by the location of residential units and surrounding buildings.
- 所有資料均依據買賣合約條款所訂為準。此中文譯本不可作準，如有差異，一切內容以英文版本為準。
All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase. In case of any discrepancy between the English and Chinese versions of the contents of this page, the former shall prevail.

新地會會員凡於即日起至2011年4月30日認購星堤單位，可參加新地會星堤置業有禮「珍罕名釀大抽獎」。得獎者共有兩名，各得法國原裝十二支2006年拉斐爾紅酒乙箱。

抽獎條款及詳情，請瀏覽新地會網站www.shkpcub.com。
(推廣生意的競賽牌照號碼: 35706)

SHKP Club members buying units in Avignon by 30th April 2011 can enter the SHKP Club's Masterpieces of Wine lucky draw. There will be two winners and each will receive a case (12 bottles) of 2006 Lafite-Rothschild.

See the SHKP Club's web site at www.shkpcub.com for conditions and details.

(Trade Promotion Competition Licence 35706)

星堤 Avignon

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價目表 (Price List)

第二批可供出售的單位總數共106個。此價單所列之53個單位屬第二批可供出售的單位。

The total number of units available for sale in the Second Batch is 106. The 53 units listed below in this price list are available for sale in the Second Batch.

座數 Tower	樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方米) Saleable Area (including balcony and utility platform) (sq. ft.)	露台 (平方米) Balcony (sq. ft.)	工作平台 (平方米) Utility Platform (sq. ft.)	訂價之實用面積 價 (元, 每平方米) Unit Rate of Saleable Area for Listed Price (\$ per sq. ft.)	現金付款計劃優惠 價之實用面積 (訂價減3%) (元, 每平方米) Unit Rate of Saleable Area for Cash Payment Price (Listed Price minus 3%) (\$ per sq. ft.)	另 And 窗台 (平方米) Bay window (sq. ft.)	單位有蓋面積 (平方米) Unit Covered Area (sq. ft.)	單位所分攤的 公用地方面積 (平方米) Apportioned Share of Common Area (sq. ft.)	其他面積 Other Areas			冷氣機平台 (平方米) Air-conditioning Platform (sq. ft.)	建築面積(平方米) Gross Floor Area (sq. ft.)	訂價之建築面積 價 (元, 每平方米) Unit Rate of Gross Floor Area for Listed Price (\$ per sq. ft.)	現金付款計劃優惠 價之建築面積 (訂價減3%) (元, 每平方米) Unit Rate of Gross Floor Area for Cash Payment Price (Listed Price minus 3%) (\$ per sq. ft.)	訂價(元) Listed Price(\$)	現金付款計劃優惠價(元) (訂價減3%) Cash Payment Price(\$) (Listed Price minus 3%)
											平台 (平方米) Flat Roof (sq. ft.)	天台 (平方米) Roof (sq. ft.)	花園 (平方米) Garden (sq. ft.)						
6	9	B	1,258	61	-	9,645	9,355	28	1,286	321	-	-	-	-	1,607	7,550	7,324	12,132,900	11,768,900
6	8	B	1,258	61	-	9,581	9,293	28	1,286	321	-	-	-	-	1,607	7,500	7,275	12,052,500	11,690,900
6	7	B	1,258	61	-	9,504	9,219	28	1,286	321	-	-	-	-	1,607	7,440	7,217	11,956,100	11,597,400
6	6	B	1,258	61	-	9,440	9,157	28	1,286	321	-	-	-	-	1,607	7,390	7,168	11,875,700	11,519,400
6	5	B	1,258	61	-	9,376	9,095	28	1,286	321	-	-	-	-	1,607	7,340	7,120	11,795,400	11,441,500
6	3	B	1,258	61	-	9,312	9,033	28	1,286	321	-	-	-	-	1,607	7,290	7,071	11,715,000	11,363,600
6	2	B	1,258	61	-	9,236	8,959	28	1,286	321	-	-	-	-	1,607	7,230	7,013	11,618,600	11,270,000
8	11	A	1,272	61	-	9,853	9,557	20	1,292	323	-	-	-	-	1,615	7,760	7,527	12,532,400	12,156,400
8	10	A	1,272	61	-	9,776	9,483	20	1,292	323	-	-	-	-	1,615	7,700	7,469	12,435,500	12,062,400
8	9	A	1,272	61	-	9,713	9,422	20	1,292	323	-	-	-	-	1,615	7,650	7,421	12,354,800	11,984,200
8	8	A	1,272	61	-	9,649	9,360	20	1,292	323	-	-	-	-	1,615	7,600	7,372	12,274,000	11,905,800
8	7	A	1,272	61	-	9,586	9,298	20	1,292	323	-	-	-	-	1,615	7,550	7,324	12,193,300	11,827,500
8	6	A	1,272	61	-	9,510	9,224	20	1,292	323	-	-	-	-	1,615	7,490	7,265	12,096,400	11,733,500
8	5	A	1,272	61	-	9,446	9,163	20	1,292	323	-	-	-	-	1,615	7,440	7,217	12,015,600	11,655,100
8	3	A	1,272	61	-	9,332	9,052	20	1,292	323	-	-	-	-	1,615	7,350	7,130	11,870,300	11,514,200
8	2	A	1,272	61	-	9,218	8,941	20	1,292	323	-	-	-	-	1,615	7,260	7,042	11,724,900	11,373,200
8	11	B	1,272	61	-	9,764	9,471	20	1,292	323	-	-	-	-	1,615	7,690	7,459	12,419,400	12,046,800
8	10	B	1,272	61	-	9,688	9,397	20	1,292	323	-	-	-	-	1,615	7,630	7,401	12,322,500	11,952,800
8	9	B	1,272	61	-	9,624	9,335	20	1,292	323	-	-	-	-	1,615	7,580	7,353	12,241,700	11,874,400
8	8	B	1,272	61	-	9,561	9,274	20	1,292	323	-	-	-	-	1,615	7,530	7,304	12,161,000	11,796,200
8	7	B	1,272	61	-	9,497	9,212	20	1,292	323	-	-	-	-	1,615	7,480	7,258	12,080,200	11,717,800
8	6	B	1,272	61	-	9,434	9,151	20	1,292	323	-	-	-	-	1,615	7,430	7,207	11,999,500	11,639,500
8	5	B	1,272	61	-	9,357	9,077	20	1,292	323	-	-	-	-	1,615	7,370	7,149	11,902,600	11,545,500
8	3	B	1,272	61	-	9,294	9,015	20	1,292	323	-	-	-	-	1,615	7,320	7,100	11,821,800	11,467,100
8	2	B	1,272	61	-	9,230	8,954	20	1,292	323	-	-	-	-	1,615	7,270	7,052	11,741,100	11,388,900

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Saleable Area includes the area of Balcony (if any) but does not include Other Areas or areas of Air-Conditioning Platform.
- 單位有蓋面積包括實用面積及窗台面積(如有)。
Unit Covered Area includes the Saleable Area and the area of Bay Window (if any).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 單位所分攤的公用地方面積包括住宅各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 單位樓面至樓面高度(指該樓層之石屎地台與上一層石屎地台之高度距離): 約3.45米。
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): approx. 3.45m
- 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
The internal space of units on the upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
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- 有關之建築圖則、分區計劃大綱圖、政府批地書及已/待批核之大廈公共契約含管理協議等各項文件之副本，均可向售樓處免費查閱。
Copies of the related Building Plan, Outline Zoning Plan, Government Grant, and the approved/draft Deed of Mutual Covenant incorporating a Management Agreement are available for free inspection at the sales office(s).
- 有關本發展項目之公共空間及公共設施之管理/維修責任，請參閱發展商提供之售樓說明書內第九項、第十項及第十一項所載政府批地書及大廈公共契約含管理協議之相關條款。
For details of the management/maintenance responsibilities of the public open space and public facilities of the development, please refer to the relevant Government Grant and Deed of Mutual Covenant incorporating a Management Agreement stated in the Section 9, Section 10 and Section 11 in the Sales Brochure provided by the Developer.
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There are ceiling bulkheads at the living/dining room and the bedrooms for the air-conditioning system and/or M&E services in some residential units.
- 露台內裝有公用喉管。
There are communal pipes within the balconies.
- 分體式冷氣之室外機設於大廈外牆及/或冷氣機平台及/或平台及/或露台。
Outdoor units of the split-type air-conditioners are installed on the external walls, and/or air-conditioning platforms, and/or the flat roofs and/or balconies.
- 部份樓層外牆範圍及天台設有建築裝飾及燈光裝飾，而部份單位之露台(如有)、平台(如有)及/或天台(如有)之窗戶及欄杆設計略有不同。
Architectural and lighting features are on the external walls of some of the floors and the roofs of the building. The designs of some of the windows and balustrades at balconies(if any), flat roofs(if any) and/or roofs(if any) may vary.
- 住宅單位的景觀可能會受到其位置及周圍的建築物所影響。
Views of residential units are subject to and may be affected by the location of residential units and surrounding buildings.
- 所有資料均依據買賣合約條款所訂為準。此中文譯本不可作準，如有差異，一切內容以英文版本為準。
All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase. In case of any discrepancy between the English and Chinese versions of the contents of this page, the former shall prevail.

新地會會員凡於即日起至2011年4月30日認購星堤單位，可參加新地會星堤置業有禮「珍罕名釀大抽獎」，得獎者共有兩名，各得法國原裝十二支2006年拉斐酒莊紅酒乙箱。

抽獎條款及詳情，請瀏覽新地會網站www.shkclub.com。(推廣生意的競賽牌照號碼: 35706)

SHKP Club members buying units in Avignon by 30th April 2011 can enter the SHKP Club's Masterpieces of Wine lucky draw. There will be two winners and each will receive a case (12 bottles) of 2006 Lafite-Rothschild.

See the SHKP Club's web site at www.shkclub.com for conditions and details.

(Trade Promotion Competition Licence 35706)

星堤 Avignon

付款方式 Payment Terms

[以下之付款計劃只適用於此價單可供出售的單位(第二批可供出售的單位之第一張價單)]

[The following payment methods are only applicable to the units available for sale in this price list (The first price list of the units available for sale of 2nd batch)]

屯門掃管笏管翠路1號 1 Kwun Chui Road, So Kwun Wat, Tuen Mun

(A) 現金付款計劃 (照訂價減3%) Cash Payment (Listed Price minus 3%)

- 樓價 10%於簽署訂購合約時繳付。
10% of the purchase price shall be paid by the Purchaser upon signing of the Memorandum for Sale.
- 於3個工作天內到律師樓簽署正式買賣合約。
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Memorandum for Sale.
- 樓價90%於買方簽署正式買賣合約後60天內繳付。
90% of the purchase price shall be paid by the Purchaser within 60 days after signing of the Formal Agreement for Sale and Purchase.

(B) 特長成交期付款計劃 (照訂價) Stage Payment (Listed Price)

- 樓價 10%於簽署訂購合約時繳付。
10% of the purchase price shall be paid by the Purchaser upon signing of the Memorandum for Sale.
- 於3個工作天內到律師樓簽署正式買賣合約。
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Memorandum for Sale.
- 買方須於簽署正式買賣合約後90天內再付樓價5%。
a further 5% of the purchase price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.
- 樓價85%於賣方發出成交通知書予買家的日期起十四天內繳付。
85% of the purchase price shall be paid by the Purchaser within 14 days after issuance of notice of completion.

(C) 優惠第二按揭付款計劃 (照訂價) Second Mortgage Payment (Listed Price)

- 樓價 10%於簽署訂購合約時繳付。
10% of the purchase price shall be paid by the Purchaser upon signing of the Memorandum for Sale.
- 於3個工作天內到律師樓簽署正式買賣合約。
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Memorandum for Sale.
- 樓價90%於買方簽署正式買賣合約後60天內繳付。
90% of the purchase price shall be paid by the Purchaser within 60 days after signing of the Formal Agreement for Sale and Purchase.

「第二按揭首兩年免息免供」優惠 Second Mortgage First 2 Years Payment Holiday Privileged Offer

買方可向指定財務機構申請樓價最高達20%之第二按揭，並可獲發展商為該第二按揭貸款提供首兩年免息免供之優惠，該第二按揭首兩年利率以3.68%及按揭年期20年計算，當按揭利率高於3.68%及/或按揭年期有別於20年時，買方須負責繳付按揭供款差額。第二按揭免息免供金額會於買方付清樓價後一個月內以現金回贈方式一次過付予買方之第二按揭自動轉帳供款帳戶。

If the Purchaser applies at the designated financing company for a second mortgage at a maximum of 20% of the purchase price, the developer will provide to the Purchaser a cash rebate which shall be equivalent to the sum of the first 2 years second mortgage repayment. The calculation for the first 2 years cash rebate is based on 3.68% mortgage rate for a term of 20 years. For the avoidance of any doubt, the Purchaser shall remain responsible to pay the excess portion in the event that the rate of interest exceeds 3.68% per annum and / or the mortgage tenor is not 20 years. After the Purchaser has settled the full payment of the purchase price, the developer will deposit the cash rebate in one lump sum into the Purchaser's second mortgage autopay repayment account within 1 month.

買方必須遵守第二按揭條款* The Purchaser is required to comply with the second mortgage terms#.

- 買方須出示足夠文件證明每月還款（第一按揭加第二按揭及其他借貸的還款）不超過其每月總入息之一半。
The Purchaser must provide sufficient documents to prove that the total amount of monthly instalment (instalment of the first mortgage plus instalment of the second mortgage plus any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.
- 第一按揭銀行須為指定銀行，該銀行同意該樓宇作第二按揭。
First mortgage bank is designated by the developer, and the first mortgage bank agrees that the Purchaser has second mortgage for the property.
- 第二按揭年期最長為20年，惟不得超過第一按揭貸款之年期。
The tenor of second mortgage is of a maximum of 20 years or the tenor of first mortgage, whichever is shorter.
- 按揭期首兩年之按揭利率為指定財務機構選用之最優惠利率減1.32% (P - 1.32%，現時P = 5%)，其後年期之按揭利率以指定財務機構選用之最優惠利率加1%(P + 1%)計算，利率浮動。
Mortgage rate of second mortgage for the first 2 years is the Prime Rate quoted by the designated financing company ("P") - 1.32% per annum (P - 1.32%, currently P = 5%), and P + 1% per annum thereafter, subject to fluctuation.
- 所有第二按揭之文件必須由律師樓辦理，並由買方負責有關費用。
All legal documents of the second mortgage must be executed through the designated solicitors' office. All incurred expenses shall be paid by the Purchaser.

*附註：

買方於決定選用此付款辦法前，敬請先向第一按揭銀行及指定財務機構查詢清楚第一及第二按揭之按揭條款、批核條件及手續。按有關要求，第一按揭銀行於計算按揭貸款成數時，必須先從樓價中扣除所有優惠之價值。以上所有優惠(包括現金回贈)均受發展商最後批出有關優惠安排之條款所規限。而有關第一及第二按揭之批核及按揭條款以第一按揭銀行及指定財務機構之最終決定和獨立審批結果為準。

#Note:

The Purchaser is advised to enquire with the first mortgage bank and designated financing company on details of terms & conditions and application procedures of the first and second mortgage before selecting this payment method. According to the relevant requirements, the values of all the offers (including cash rebates) are deducted from the purchase price when calculating the first mortgage ratio by the first mortgage bank. All the above offers (including cash rebate) are subject to final approval of the developer. Terms & conditions and the approvals of the first mortgage and the second mortgage are subject to the final decision of the first mortgage bank and designated financing company independently.

於簽署訂購合約時，須繳付樓價之10%作首期訂金，其中港幣\$500,000須以銀行本票繳付，餘款將以銀行本票、地產代理公司支票或個人支票繳付。所有支付首期訂金之銀行本票及支票抬頭必須為「徐嘉慎律師事務所」。
10% of the purchase price shall be paid by the Purchaser as initial deposit upon signing of the Memorandum for Sale, HK\$500,000 of such deposit should be paid by a cashier's order. A cashier's order or estate agent's cheque or personal cheque is accepted for payment of balance of initial deposit. Initial deposit should be payable to "Winston Chu & Co.".

附註 (Remarks) :

- 發展商有權在沒有任何事先通知下修改或取消上述付款辦法。
The developer reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
- 買方倘簽署訂購合約後逾期不到律師樓簽署正式買賣合約，則賣方可沒收首期訂金實數的金額。
If a person who has signed a Memorandum for Sale does not, for whatever reason, execute the formal Agreement for Sale and Purchase, the Vendor may forfeit the actual amount of the initial deposit.

買方須知 Notes to Purchasers:

- 1) 訂購合約所繳交之首期訂金（下稱「首期訂金」）為該物業的樓價之百分之十。
The Initial Deposit ("the Initial Deposit") paid to the Vendor under the Memorandum for Sale of the Property shall be an amount of 10% of the purchase price of the unit concerned.
- 2) 首期訂金須支付予「徐嘉慎律師事務所」。部份樓價及樓價餘款須支付予賣方指定之律師行。
The Initial Deposit shall be made payable to "Winston Chu & Co.". All part payments and balance of purchase price shall be made payable to the Vendor's appointed solicitors of the units concerned.
- 3) 部份樓價及樓價餘款，必須以香港持牌銀行所發出，並以賣方律師行作抬頭人之本票或保付支票支付。
All part payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser(s) by way of a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's solicitors for the relevant amount.
- 4) 買方須於簽訂訂購合約後的三個工作天內，於辦公時間到賣方律師行簽署由賣方律師所訂有關該物業之正式買賣合約（下稱「正式合約」）。正式合約內容買方不得更改。只有簽署訂購合約之買方才能夠簽署正式合約。
The Purchaser(s) shall attend the office of the Vendor's Solicitors within 3 working days after the signing of the Memorandum for Sale and Purchase of the Property ("the formal Agreement") prepared by the Vendor's Solicitors which shall not be altered by the Purchaser(s). Only the Purchaser(s) who has/have signed the Memorandum for Sale will be permitted to sign the formal Agreement.
- 5) 以個人名義（包括單獨或聯名名義）之認購人，有關認購人須憑有效個人身份證親臨辦理認購手續。
For individual purchaser in his/her own name (including sole or joint purchasers), he/she must personally attend the sales office and present his/her identity card to attend to the purchase procedures.
以有限公司名義之認購人，經辦人須為公司授權辦理認購及簽署訂購合約之人士，須帶備公司印章、公司商業登記證、董事名冊及會議記錄證明有關經辦人之授權之影印副本各一份，親臨辦理認購手續。
For corporate purchaser, the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the Memorandum for Sale, and he/she must personally attend to the purchase procedures and bring along the company chop, the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
- 6) 訂購合約只適用於買方個人，買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓訂購合約之利益。賣方將不接受買方之授權人、信託人、代理人或任何形式的提名人代其簽署訂購合約。買方為公司者，須由相同之董事簽署該文件。
The Memorandum for Sale is personal to the Purchaser(s), and Purchaser(s) shall have no right to request the Vendor to enter into the formal Agreement with any other person and shall have no right to transfer the benefit of the Memorandum for Sale to a third party in any manner whatever. No attorney, trustee, agent or any nominee of any kind whatever appointed by the Purchaser(s) shall be accepted by the Vendor for the purpose of signing the Memorandum for Sale. Where the Purchaser(s) is/are a company(ies), the said documents shall be signed by the same director(s).
- 7) 在正式買賣合約當將規定簽署正式買賣合約之買方與賣方在正式買賣合約中同意除該物業之按揭或押記外，在買賣完成及簽署有關該物業之轉讓契約前，買方不得提名任何人士接受該物業之轉讓契約、轉售該物業或以任何形式轉移正式買賣合約之權益或訂立任何有關上述提名、轉售或轉移權益之協議。
The Purchaser who signs the formal Agreement for Sale and Purchase of the Property will be required to agree with the Vendor in the formal Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge of the Property, the Purchaser will not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the formal Agreement for Sale and Purchase in any manner whatsoever or enter into any agreement so to do before the completion of the sale and purchase and the execution of the Assignment of the Property.
- 8) 若買方不論任何原因不依時與賣方簽署正式合約及／或不依時繳付已訂定之樓價，賣方有權立即終止訂購合約，及不另行通知買方將該物業轉賣予他人。在上述情況下，賣方有權保留買方按訂購合約所繳交之首期訂金（買方不獲任何利息及賠償）。
Should the Purchaser(s) fail, for whatever reason, to sign the formal Agreement within the aforesaid time limit and/or pay the purchase price in accordance with the agreed payment terms, the Vendor shall be entitled to terminate the Memorandum for Sale and resell the Property to anyone the Vendor thinks fit without prior notice. The Vendor has the right to keep the Initial Deposit (without interest or compensation to the Purchaser(s)).
- 9) 如買方不另聘律師及轉讓契由賣方律師負責處理之情況下，正式買賣合約及轉讓契之律師費才會由賣方支付。請參閱有關單位所屬之律師收費表內所註明之律師費、雜費及／或行政費（如適用）。
The legal cost in respect of the formal Agreement for Sale and Purchase and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented, and the assignment of the Property is also handled by the Vendor's Solicitors. For details, please make reference to the table for legal costs, disbursements and/or administration charges (if applicable) of the respective solicitors handling the sale of the units concerned.
- 10) 除第9段所述以外，於此買賣交易中，買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及登記訂購合約、正式合約及轉讓契之墊付費用及(a)有關草擬大廈公契暨管理合約（下稱「大廈公契」）費用及大廈公契之圖則費的適當分攤；(b)上手契正副本之律師費；(c)該物業的轉讓契之圖則費；(d)一概有關訂購合約、正式合約及轉讓契之蓋印費、登記費及其他支出費用；及(e)該物業按揭（如有）之法律費用及其他支出。
Subject to paragraph 9 abovementioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursements for the preparation, execution, stamping, completion and registration of the Memorandum for Sale, the formal Agreement for Sale and Purchase and the Assignment and (a) a 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, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to the annexed to the Assignment, (d) all stamp duty, registration fee and other disbursements on the Memorandum for Sale, the formal Agreement and the Assignment, and (e) all legal and other costs and disbursement in respect of any mortgage (if any) in respect of the Property.
- 11) 有關該物業之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor's notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 12) 買方如須安排物業按揭，請於認購物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條件等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage for the Property. All financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s).
- 13) 本「買方須知」之中文譯本僅供參考之用，如有爭議，以英文版本為準。
The Chinese translation of this "Notes to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.
- 14) 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.

制表日期: _____
Date of Printing : 14/03/2011
頁數: _____
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