

# 價單 Price List

## 第一部份：基本資料 Part 1 : Basic Information

發展項目第四期名稱 Name of Phase 4 of the Development	迎海·駿岸 Double Cove Grandview	期數(如有) Phase No.(if any)	第四期 Phase 4
發展項目位置 Location of Development	烏溪沙路8號 No.8 Wu Kai Sha Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			474

印製日期 Date of Printing	價單編號 Number of Price List
19 April 2018	8

### 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
28 June 2018	8A	--
5 September 2019	8B	--
25 September 2019	8C	--

第二部份：面積及售價資料 Part 2 : Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
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
6	30	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	30,090,000	222,780 (20,695)	-	2.785 (30)	-	-	-	-	-	-	-	
6	29	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	29,815,000	220,744 (20,506)	-	2.785 (30)	-	-	-	-	-	-	-	
6	28	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	29,540,000	218,708 (20,316)	-	2.785 (30)	-	-	-	-	-	-	-	
6	27	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	29,265,000	216,672 (20,127)	-	2.785 (30)	-	-	-	-	-	-	-	
6	26	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	29,059,000	215,147 (19,986)	-	2.785 (30)	-	-	-	-	-	-	-	
6	25	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,853,000	213,621 (19,844)	-	2.785 (30)	-	-	-	-	-	-	-	
6	23	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,647,000	212,096 (19,702)	-	2.785 (30)	-	-	-	-	-	-	-	
6	22	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,441,000	210,571 (19,561)	-	2.785 (30)	-	-	-	-	-	-	-	
6	21	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,235,000	209,046 (19,419)	-	2.785 (30)	-	-	-	-	-	-	-	
6	20	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,029,000	207,521 (19,277)	-	2.785 (30)	-	-	-	-	-	-	-	
6	19	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,823,000	205,996 (19,135)	-	2.785 (30)	-	-	-	-	-	-	-	
6	18	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,616,000	204,463 (18,993)	-	2.785 (30)	-	-	-	-	-	-	-	
6	17	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,479,000	203,449 (18,899)	-	2.785 (30)	-	-	-	-	-	-	-	
6	16	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,342,000	202,434 (18,805)	-	2.785 (30)	-	-	-	-	-	-	-	
6	15	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,204,000	201,413 (18,710)	-	2.785 (30)	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
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
6	12	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,067,000	200,398 (18,616)	-	2.785 (30)	-	-	-	-	-	-	-	
6	11	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,929,000	199,377 (18,521)	-	2.785 (30)	-	-	-	-	-	-	-	
6	10	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,792,000	198,362 (18,426)	-	2.785 (30)	-	-	-	-	-	-	-	
6	9	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,654,000	197,341 (18,331)	-	2.785 (30)	-	-	-	-	-	-	-	
6	8	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,517,000	196,326 (18,237)	-	2.785 (30)	-	-	-	-	-	-	-	
6	7	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,380,000	195,312 (18,143)	-	2.785 (30)	-	-	-	-	-	-	-	
6	6	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,242,000	194,290 (18,048)	-	2.785 (30)	-	-	-	-	-	-	-	
6	5	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,105,000	193,276 (17,954)	-	2.785 (30)	-	-	-	-	-	-	-	
6	3	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	25,967,000	192,254 (17,859)	-	2.785 (30)	-	-	-	-	-	-	-	
7	16	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,714,000	205,336 (19,074)	-	2.785 (30)	-	-	-	-	-	-	-	
7	15	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,574,000	204,299 (18,977)	-	2.785 (30)	-	-	-	-	-	-	-	
7	12	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,434,000	203,261 (18,881)	-	2.785 (30)	-	-	-	-	-	-	-	
7	11	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,293,000	202,217 (18,784)	-	2.785 (30)	-	-	-	-	-	-	-	
7	10	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,153,000	201,180 (18,688)	-	2.785 (30)	-	-	-	-	-	-	-	
7	9	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,013,000	200,142 (18,591)	-	2.785 (30)	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
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
7	8	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,873,000	199,105 (18,495)	-	2.785 (30)	-	-	-	-	-	-	-	
7	7	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,733,000	198,068 (18,398)	-	2.785 (30)	-	-	-	-	-	-	-	
7	6	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,593,000	197,030 (18,302)	-	2.785 (30)	-	-	-	-	-	-	-	
7	5	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,452,000	195,986 (18,205)	-	2.785 (30)	-	-	-	-	-	-	-	
7	3	A	134.969 (1,453) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,312,000	194,948 (18,109)	-	2.785 (30)	-	-	-	-	-	-	-	
8	22	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	29,369,000	217,442 (20,199)	-	2.785 (30)	-	-	-	-	-	-	-	
8	21	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	29,154,000	215,850 (20,051)	-	2.785 (30)	-	-	-	-	-	-	-	
8	20	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,940,000	214,266 (19,904)	-	2.785 (30)	-	-	-	-	-	-	-	
8	19	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,725,000	212,674 (19,756)	-	2.785 (30)	-	-	-	-	-	-	-	
8	18	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,511,000	211,089 (19,609)	-	2.785 (30)	-	-	-	-	-	-	-	
8	17	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,368,000	210,031 (19,510)	-	2.785 (30)	-	-	-	-	-	-	-	
8	16	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,225,000	208,972 (19,412)	-	2.785 (30)	-	-	-	-	-	-	-	
8	15	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	28,082,000	207,913 (19,314)	-	2.785 (30)	-	-	-	-	-	-	-	
8	12	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,939,000	206,854 (19,215)	-	2.785 (30)	-	-	-	-	-	-	-	
8	11	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,796,000	205,796 (19,117)	-	2.785 (30)	-	-	-	-	-	-	-	

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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
8	10	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,653,000	204,737 (19,019)	-	2.785 (30)	-	-	-	-	-	-	-	
8	9	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,511,000	203,686 (18,921)	-	2.785 (30)	-	-	-	-	-	-	-	
8	8	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,368,000	202,627 (18,823)	-	2.785 (30)	-	-	-	-	-	-	-	
8	7	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,225,000	201,568 (18,724)	-	2.785 (30)	-	-	-	-	-	-	-	
8	6	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	27,082,000	200,509 (18,626)	-	2.785 (30)	-	-	-	-	-	-	-	
8	5	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,939,000	199,451 (18,528)	-	2.785 (30)	-	-	-	-	-	-	-	
8	3	A	135.066 (1,454) 露台 Balcony: 3.961(43); 工作平台 Utility Platform: 1.5(16)	26,796,000	198,392 (18,429)	-	2.785 (30)	-	-	-	-	-	-	-	

### 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) 付款辦法 - 歡迎選擇 Payment Methods - Please Choose

於認購單位時先提供港幣\$150,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭：“胡關李羅律師行”。

A sum of HK\$150,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of “WOO, KWAN, LEE & LO, SOLICITORS & NOTARIES” .

- (A) 優惠按揭計劃 - 120天成交：依照售價減1%(99%)

\*\*\*只提供予第一手買家\*\*\*

Privilege Mortgage Payment Method - 120 days Completion : 1% discount from the price (99%)

\*\*\*This method is only available to the first hand purchasers\*\*\*

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。

5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後30天內支付。

5% of purchase price : shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價90%：於買方簽署臨時買賣合約後120天內支付；

(i) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為樓價四成，首按加二按合共提供不超過樓價九成按揭)，買方於簽署臨時買賣合約後120天內於提款日起息供分期，第二按揭首二十四個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2%(P-2%p.a.)計算，其後全期按優惠利率計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或

(ii) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過樓價八成半，買方於簽署臨時買賣合約後120天內於提款日起息供分期，首三十六個月之利率按優惠利率減2%(P-2%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動。

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

90% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase;

(i) “designated bank” offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the purchase price, and the total amount of first mortgage and second mortgage offered shall not exceed 90% of the purchase price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 120 days from signing of the Preliminary Agreement for Sale and Purchase and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P-2%p.a.) as quoted by Hong Kong and Shanghai Banking Corporation Limited ( “the Best Lending Rate” ) from time to time for the first 24 months and thereafter at the Best Lending Rate, subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above; or

(ii) the purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 85% of the purchase price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 120 days from signing of the Preliminary Agreement for Sale and Purchase and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P-2%p.a.) from time to time for the first 36 months and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

The purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).



(B) 「換樓易」優惠計劃 - 300天成交：依照售價(100%)

\*\*\*只提供予第一手買家\*\*\*

“Home-For-Home” Privilege Payment Method - 300 days Completion : in accordance with the price (100%)

\*\*\*This method is only available to the first hand purchasers\*\*\*

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。

5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後30天內支付。

5% of purchase price : shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價90%：於買方簽署臨時買賣合約後300天內支付：

(i) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為樓價四成，首按加二按合共提供不超過樓價九成按揭)，買方於簽署臨時買賣合約後300天內於提款日起息供分期，第二按揭首二十四個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2%(P-2%p.a.)計算，其後全期按優惠利率計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或

(ii) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過樓價八成半，買方於簽署臨時買賣合約後300天內於提款日起息供分期，首三十六個月之利率按優惠利率減2%(P-2%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動。

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

90% of purchase price : shall be paid by the Purchaser within 300 days after signing of the Preliminary Agreement for Sale and Purchase;

(i) “designated bank” offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the purchase price, and the total amount of first mortgage and second mortgage offered shall not exceed 90% of the purchase price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 300 days from signing of the Preliminary Agreement for Sale and Purchase and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P-2%p.a.) as quoted by Hong Kong and Shanghai Banking Corporation Limited ( “the Best Lending Rate” ) from time to time for the first 24 months and thereafter at the Best Lending Rate, subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above; or

(ii) the purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 85% of the purchase price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 300 days from signing of the Preliminary Agreement for Sale and Purchase and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P-2%p.a.) from time to time for the first 36 months and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

The purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

**選擇(B)付款辦法之買方可向賣方申請以許可人身份提前入住，主要條款如下：**

**The Purchaser who chooses payment method (B) may apply to the Vendor for the purpose of early occupancy as a licensee, subject to the following terms:**

1. 買方須向賣方繳付不少於樓價15%；

The Purchaser shall pay to the Vendor not less than 15% of purchase price;

2. 買方須簽署一份經由賣方訂明的許可協議；

A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser;

3. 買方須同意負責所有法律費用(包括就許可協議而產生的印花稅(如有)；

The Purchaser shall bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement;

4. 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他開支；

During the licence period, the Purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of the residential property;

5. 只適用於交吉交易出售之住宅物業；

Only applicable for residential property(ies) to be sold subject to vacant possession; and

6. 其他條款細節，請向恒基物業代理有限公司職員查詢。

For details of other terms and conditions, please consult the staff of Henderson Property Agency Limited.

## 優惠提供

### Preferential Terms

(1) **五折認購住宅停車位優惠**

**50% Discount in Purchase of Residential Car Parking Space**

於9/9/2019公開發售日起發售之本價單中所列的「迎海·駿岸」住宅物業的買方，於簽署上述住宅物業的臨時買賣合約的同時，有權從賣方於已備妥的迎海·駿岸「車位價單編號No.3」所列的可供選擇住宅停車位之中，以列出車位售價的五折購買住宅停車位一個；

惟倘若屆時買方不於簽署上述住宅物業的臨時買賣合約的同時行使購買所述住宅停車位之權利，該權利將會自動失效，且不得於任何該時間之後行使。

From the date of sale on 9 September 2019 and thereafter, Purchasers of any one residential property of "Double Cove Grandview" as listed in this price list shall, when the Purchaser signs the Preliminary Agreement for Sale and Purchase of the said residential property, have the right to purchase ONE of the Residential Car Parking Spaces as listed in the "Price List No.3 of Parking Spaces" of "Double Cove Grandview" prepared by the Vendor which is available for selection at a 50% discount of the listed price(s) of the residential car parking space(s);

If the Purchaser fails to exercise the right to purchase the residential car parking space as stated above at the same time when the Preliminary Agreement for Sale and Purchase of the said residential property is signed by the Purchaser, such right to purchase residential car parking space shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter.

(2) **依照售價認購第二個住宅停車位**

**Purchase of THE SECOND Residential Car Parking Space at the listed price**

於9/9/2019公開發售日起發售之本價單中所列的「迎海·駿岸」住宅物業的買方，於簽署上述住宅物業的臨時買賣合約的同時，有權從賣方於已備妥的迎海·駿岸「車位價單編號No.3」所列的可供選擇住宅停車位之中，以列出車位售價購買第二個住宅停車位；

惟倘若屆時買方不於簽署上述住宅物業的臨時買賣合約的同時行使購買所述住宅停車位之權利，該權利將會自動失效，且不得於任何該時間之後行使。

From the date of sale on 9 September 2019 and thereafter, Purchasers of any one residential property of "Double Cove Grandview" as listed in this price list shall, when the Purchaser signs the Preliminary Agreement for Sale and Purchase of the said residential property, have the right to purchase THE SECOND Residential Car Parking Space as listed in the "Price List No.3 of Parking Spaces" of "Double Cove Grandview" prepared by the Vendor which is available for selection at the listed price(s) of the residential car parking space(s);

If the Purchaser fails to exercise the right to purchase the residential car parking space as stated above at the same time when the Preliminary Agreement for Sale and Purchase of the said residential property is signed by the Purchaser, such right to purchase residential car parking space shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter.

(3) **獲贈36個月管理費優惠**

**Entitled to have management fees for the period of 36 months**

由9/9/2019起，任何買家購買本價單中所列的「迎海·駿岸」住宅物業，於簽契入伙後3個月內可獲贈連續36個月管理費。

From 9 September 2019 and thereafter, any purchaser who purchases any one residential property of "Double Cove Grandview" as listed in this price list will be given the management fees for the period of 36 consecutive months commencing within 3 months after the execution of the assignment of the residential property by the purchaser.

(4) **「從價印花稅」津貼優惠**

**Subsidy of "Ad Valorem Stamp Duty" Benefit**

買方可獲額外4%售價折扣作為「從價印花稅」津貼優惠（不論適用之計算印花稅率之多少）。

An extra 4% discount from the Price will be offered to the Purchaser as a benefit for the subsidy of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable).



## 優惠提供

### Preferential Terms

- (5) 「首2年每年2.8厘租金回報補貼優惠」\*  
(只適用於「優惠按揭計劃 - 120天成交」)  
“First Two-Year Rental Return Subsidy at 2.8% p.a. Benefit” \*  
(Only Applicable to “Privilege Mortgage Payment Method - 120 Days Completion” )

買方選購本價單中任何連租約出售之住宅物業，於成交日付清樓價後14天內，可享獲該住宅物業首2年每年2.8厘租金回報補貼優惠，由成交日翌日起計為期2年，該補貼金額計算方法如下：

補貼金額相等於：

$$[\text{臨時買賣合約訂明之成交價} \times 2.8\% - (\text{簽署臨時買賣合約日期當日} \times 12)] \times 2 \\ \text{之該住宅物業現有租約訂明} \\ \text{之月租金額}$$

買方可於售樓處免費查閱連租約出售住宅物業的租約副本(租約副本內所載的一切個人資料將會被遮蓋)。

\* 「首2年每年2.8厘租金回報補貼優惠」必須受下列條款及細則約束：

- (1) 「首2年每年2.8厘租金回報補貼優惠」是一筆一次性現金補貼優惠，並非由賣方向買方保證成交後該住宅物業首2年的租金回報；成交後買方須自行處理該住宅物業的租務事宜包括但不限於租期及租金金額；
- (2) 如該住宅物業的租約於成交日或以前遭終止而租客亦已遷出該住宅物業，買方須接受以屆時該住宅物業現狀交吉交易。上述補貼金額不會改變，不論該住宅物業於成交前或後有關租約是否仍然生效、或成交後2年期間任何時段內租客(不論是原有或其後的租客)是否遷出或仍然承租、或該住宅物業是否空置或由買方自用等，而買方不得異議。

The Purchaser of any residential property in this Price List which is sold subject to existing tenancy shall, within 14 days after full payment of the purchase price on the completion date, be given the “First Two-Year Rental Return Subsidy at 2.8% p.a. Benefit” with respect to such residential property for a two-year period from the date immediately after the completion date, the amount of which said subsidy is calculated as follows:

The amount of the subsidy is equivalent to:

$$[\text{The purchase price as stated in the preliminary agreement for sale and purchase} \times 2.8\% - (\text{The amount of monthly rent as stated in the existing tenancy agreement of such residential property as at the date when the preliminary agreement for sale and purchase is signed} \times 12)] \times 2$$

The Purchaser may inspect the photocopy of the tenancy agreements of the residential properties to be sold subject to existing tenancy at the sales office free of charge (all personal data contained in the photocopy of the tenancy agreements will be redacted).

\* “First Two-Year Rental Return Subsidy at 2.8% p.a. Benefit” shall be subject to the following terms and conditions:

- (1) “First Two-Year Rental Return Subsidy at 2.8% p.a. Benefit” is a one-off cash subsidy benefit payable in one lump sum, and it does not in any way constitute any guarantee by the Vendor to the Purchaser on the rental return of such residential property during the first two years after completion; the Purchaser shall deal with the tenancy matters of such residential property including but not limited to the term of the tenancy and the amount of the rental after completion on his own accord.
- (2) If the tenancy agreement of such residential property shall be terminated and the tenant has vacated such residential property on or before the completion date, the Purchaser shall purchase such residential property with vacant possession on its then “as-is” basis. The amount of the subsidy aforementioned will not be changed, regardless of whether the tenancy agreement of such residential property is still subsisting before or after completion, or whether the tenant (regardless of whether the tenant is the original tenant or a subsequent tenant) will vacate or continue the leasing of such residential property at any time during the 2-year period after the completion, or whether such residential property will become vacant or will be of self-use by the Purchaser, and the Purchaser shall not make any objection thereto.

「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交）可獲賣方送贈相等於正式買賣合約訂定住宅物業成交價的2%固定金額作為回贈優惠(此優惠於買方付清樓款後14天內由賣方支付)

Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given a fixed sum equivalent to 2% of the purchase price as stated in Formal Agreement for Sale and Purchase as a benefit (Such benefit will be given within 14 days after full payment of purchase price of the residential property by the purchaser )

備註： Note：

- a. 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費\$7,500及自付有關額外費用。

If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of \$7,500 upon demand and all related extra expenses.

- b. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。

The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.

- c. 有關該物業買賣之印花稅，概由買方支付。

All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.

- d. 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。

If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

- (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：恒基物業代理有限公司 / 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集團有限公司及旗下特許經營商 / 云房網絡(香港)代理有限公司。請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

The vendor has appointed estate agents to act in the sale of any specified residential property in the development: *Henderson Property Agency Limited / Centaline Property Agency Limited / Midland Realty (International) Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Group Limited and Franchisees / Qfang Network (Hongkong) Agency Limited*. 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.doublecove.com.hk](http://www.doublecove.com.hk)。

The address of the website designated by the vendor for the development is: [www.doublecove.com.hk](http://www.doublecove.com.hk) .