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**	高爾夫・御苑 EDEN MANOR	**期數(如有)** **Phase No.(if any)**	--
發展項目位置 **Location of Development**	青山公路古洞段88號 No. 88 Castle Peak Road Kwu Tung		
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)**			590

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
2 May 2017	3

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
2 June 2017	3A	✓
7 June 2017	3B	✓
26 July 2017	3C	✓
18 December 2017	3D	✓
11 January 2018	3E	無 Nil
2 February 2018	3F	無 Nil
12 February 2018	3G	無 Nil

第二部分：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
第2座 Tower 2	20	A#	122.103 (1314) 露台 Balcony: 4.110 (44) 工作平台 Utility Platform: 1.5 (16)	~~24,625,000~~ 25,364,000	~~201,674~~ ~~(18,740)~~ 207,726 (19,303)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	17	A#	122.103 (1314) 露台 Balcony: 4.110 (44) 工作平台 Utility Platform: 1.5 (16)	~~24,264,000~~ 24,932,000	~~198,717~~ ~~(18,466)~~ 204,188 (18,974)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	21	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,492,000	215,151 (19,979)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,460,000	214,232 (19,893)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,426,000	213,256 (19,803)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	18	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,394,000	212,337 (19,717)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	17	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,362,000	211,418 (19,632)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	16	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,328,000	210,442 (19,541)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	15	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,296,000	209,523 (19,456)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	12	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,264,000	208,604 (19,371)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	11	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,232,000	207,685 (19,285)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	10	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,198,000	206,708 (19,195)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	9	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,166,000	205,789 (19,109)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	8	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,134,000	204,870 (19,024)	--	--	--	--	--	--	--	--	--	--

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
第7座 Tower 7	7	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,100,000	203,894 (18,933)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	6	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,068,000	202,975 (18,848)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	21	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,492,000	215,151 (19,979)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,460,000	214,232 (19,893)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,426,000	213,256 (19,803)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	18	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,394,000	212,337 (19,717)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	17	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,362,000	211,418 (19,632)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	16	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,328,000	210,442 (19,541)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	15	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,296,000	209,523 (19,456)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	12	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,264,000	208,604 (19,371)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	11	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,232,000	207,685 (19,285)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	9	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,166,000	205,789 (19,109)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	7	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,100,000	203,894 (18,933)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	5	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,036,000	202,056 (18,763)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	2	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	6,808,000	195,509 (18,155)	--	--	--	--	--	--	--	--	--	--

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
第7座 Tower 7	1	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	6,645,000	190,828 (17,720)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	21	E	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,347,000	212,255 (19,697)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	E	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,312,000	211,244 (19,603)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	E	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,279,000	210,291 (19,515)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	17	E	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,211,000	208,326 (19,332)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	16	E	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,178,000	207,373 (19,244)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	2	E	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	~~6,677,000~~ 6,811,000	~~191,747~~ ~~(17,805)~~ 195,595 (18,163)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	21	F	45.198 (487) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	9,383,000	207,598 (19,267)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	F	45.198 (487) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	9,341,000	206,668 (19,181)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	F	45.198 (487) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	9,299,000	205,739 (19,094)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	18	F	45.198 (487) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	9,256,000	204,788 (19,006)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	17	F	45.198 (487) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	9,214,000	203,859 (18,920)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	16	F	45.198 (487) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	9,171,000	202,907 (18,832)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	9	F	44.990 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	8,905,000	197,933 (18,399)	--	--	--	--	--	--	--	--	--	--

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
第7座 Tower 7	2	F	44.990 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	~~8,523,000~~ ~~8,694,000~~ 8,955,000	~~189,442~~ ~~(17,610)~~ ~~193,243~~ ~~(17,963)~~ 199,044 (18,502)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	G	26.003 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	~~5,161,000~~ 5,265,000	~~198,477~~ ~~(18,432)~~ 202,477 (18,804)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	G	26.003 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	~~5,136,000~~ 5,239,000	~~197,516~~ ~~(18,343)~~ 201,477 (18,711)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	17	G	26.003 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	~~5,085,000~~ 5,187,000	~~195,554~~ ~~(18,161)~~ 199,477 (18,525)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	15	G	26.003 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	~~5,035,000~~ 5,136,000	~~193,632~~ ~~(17,982)~~ 197,516 (18,343)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	H	25.686 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	~~4,834,000~~ 4,931,000	~~188,196~~ ~~(17,514)~~ 191,972 (17,866)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	H	25.686 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	~~4,810,000~~ 4,907,000	~~187,262~~ ~~(17,428)~~ 191,038 (17,779)	--	--	--	--	--	--	--	--	--	--

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
第7座 Tower 7	17	H	25.686 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,762,000	185,393 (17,254)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	J	25.676 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,889,000	190,411 (17,714)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	J	25.676 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,864,000	189,438 (17,623)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	17	J	25.676 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,813,000	187,451 (17,438)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	20	K	26.059 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,180,000	198,780 (18,500)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	19	K	26.059 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,154,000	197,782 (18,407)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	17	K	26.059 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,100,000	195,710 (18,214)	--	--	--	--	--	--	--	--	--	--
第9座 Tower 9	22	A#	89.855 (967) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	~~17,710,000~~ 18,065,000	~~197,095~~ ~~(18,314)~~ 201,046 (18,681)	--	--	--	--	--	--	--	--	--	--
第9座 Tower 9	22	B#	89.144 (960) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	~~16,811,000~~ 17,064,000	~~188,583~~ ~~(17,511)~~ 191,421 (17,775)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –

第52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)
如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8 條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4) (i) **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) 現金或即時按揭付款計劃 - 120天成交 : 依照售價減6%(94%)
Cash or Immediate Mortgage Payment Method - 120 days Completion : 6% discount on the price (94%)

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60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 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。
90% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 優惠按揭計劃 - 120天成交 : 依照售價減5%(95%)
只提供予第一手買家
Privilege Mortgage Payment Method - 120 days Completion : 5% discount on the price (95%)
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95%：於買方簽署臨時買賣合約後120天內支付；

(a)「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，第二按揭首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱"優惠利率")減2.75%(P-2.75%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

(b) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過樓價九成(由2018年3月1日起，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2.25%(P-2.25%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証明其還款能力，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。

95% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase;

(a) "designated bank"offer first mortgage loan, second mortgage loan will be offered by finance company(ies) 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 loan and second mortgage loan 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 2.75% below the Best Lending Rate (P-2.75%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months ; and thereafter will be calculated at the Best Lending Rate, subject to fluctuation.
The offer of second mortgage loan is subject to the "designated bank"offering the first mortgage loan mentioned above; or

(b) the Purchaser can apply to finance company(ies) arranged by the Vendor for mortgage loan, the loan amount shall not exceed 90% of the purchase price (starting from 1 March 2018, 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 2.25% below the Best Lending Rate (P-2.25%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).

(C) 建築期付款計劃： 依照售價(100%)
Stage Payment Method : in accordance with the price (100%)

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60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 5%：於買方簽署臨時買賣合約後90天內支付。
5% of purchase price : shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

4. 樓價 5%：於買方簽署臨時買賣合約後120天內支付。
5% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

5. 樓價 80%：於賣方發出入伙通知信後14天內支付。
80% of purchase price : shall be paid by the Purchaser within 14 days after the date on which the Vendor issues notice to complete.

(S) 靈活按揭付款計劃 - 300天成交 : 依照售價減4%(96%)
只提供予第一手買家
Special Mortgage Payment Method - 300 days Completion: 4% discount on the price (96%)
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1%：買方簽署臨時買賣合約時後60天內支付。
1% of purchase price : shall be paid by the Purchaser within 60 days upon signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價1%：買方簽署臨時買賣合約時後90天內支付。
1% of purchase price : shall be paid by the Purchaser within 90 days upon signing of the Preliminary Agreement for Sale and Purchase.

4. 樓價1%：買方簽署臨時買賣合約時後120天內支付。
1% of purchase price : shall be paid by the Purchaser within 120 days upon signing of the Preliminary Agreement for Sale and Purchase.

5. 樓價1%：買方簽署臨時買賣合約時後180天內支付。
1% of purchase price : shall be paid by the Purchaser within 180 days upon signing of the Preliminary Agreement for Sale and Purchase.

6. 樓價1%：買方簽署臨時買賣合約時後240天內支付。
1% of purchase price : shall be paid by the Purchaser within 240 days upon signing of the Preliminary Agreement for Sale and Purchase.

7. 樓價90%：於買方簽署臨時買賣合約後300天內支付；

(a)「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，第二按揭首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱"優惠利率")減2.75%(P-2.75%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

(b) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過樓價九成(由2018年3月1日起，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2.25%(P-2.25%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証明其還款能力，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;

(a) "designated bank"offer first mortgage loan, second mortgage loan will be offered by finance company(ies) 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 loan and second mortgage loan 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 2.75% below the Best Lending Rate (P-2.75%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months ; and thereafter will be calculated at the Best Lending Rate, subject to fluctuation.
The offer of second mortgage loan is subject to the "designated bank"offering the first mortgage loan mentioned above; or

(b) the Purchaser can apply to finance company(ies) arranged by the Vendor for mortgage loan, the loan amount shall not exceed 90% of the purchase price (starting from 1 March 2018, 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 2.25% below the Best Lending Rate (P-2.25%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).

(ii) 售價獲得折扣的基礎:
The basis on which any discount on the price is available:

除根據(4)(i) 所列之相應售價折扣外，買方還可享用以下折扣：
In addition to the corresponding discount on the Price that is listed in (4)(i), a purchaser shall be offered discounts as listed below:

1. 「金犬迎春大利是」優惠
"CNY Red Packet" Benefit

買方凡於2018年2月16日至2018年3月4日期間選購本價單中該項目所列的指明住宅物業，即獲「金犬迎春大利是」優惠，
於簽署臨時買賣合約時，可從樓價額外扣減以下金額：
(a) 港幣$48,000 (本價單中所列的第7座C，D，E住宅單位); 或
(b) 港幣$68,000 (本價單中所列的第7座F住宅單位); 或
(c) 港幣$118,000 (本價單中所列的第9座A，B住宅單位); 或
(d) 港幣$138,000 (本價單中所列的第2座A住宅單位)。

Any purchaser who purchases any specified residential property in this price list of the development from 16 February 2018 to 4 March 2018 will be offered a "CNY Red Packet" benefit;
at the time of signing the Preliminary Agreement for Sale and Purchase, an extra amount would be deducted from the purchase price as listed below:
(a) HK$48,000 (For any one of the residential Unit C or Unit D or Unit E of Tower 7 listed in this price list); or
(b) HK$68,000 (For any one of the residential Unit F of Tower 7 listed in this price list); or
(c) HK$118,000 (For any one of the residential Unit A or Unit B of Tower 9 listed in this price list); or
(d) HK$138,000 (For any one of the residential Unit A of Tower 2 listed in this price list).

(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:

1. ***只適用於 (A)現金或即時按揭付款計劃 或 (B)優惠按揭計劃 或 (S)靈活按揭付款計劃***
Only applicable to (A)Cash or Immediate Mortgage Payment Method or (B)Privilege Mortgage Payment Method or (S)Special Mortgage Payment Method

印花稅優惠 - 印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Stamp Duty Offer(s) - Stamp Duty Transitional Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

在本價單之生效日起簽署臨時買賣合約，買方可向恒基兆業地產集團旗下的指定財務機構申請印花稅過渡性貸款或（如買方選擇(A)現金或即時按揭付款計劃或(B)優惠按揭計劃或(S)靈活按揭付款計劃但沒有使用印花稅過渡性貸款)可獲港幣$10,000至港幣$20,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%，上限為樓價的10.5%，詳情請參閱附錄1。
Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company within the Henderson Land Group or (if the Purchaser has chosen the (A) Cash or Immediate Mortgage Payment Method or (B) Privilege Mortgage Payment Method or (S)Special Mortgage Payment Method but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK$10,000 to HK$20,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 10.5% of the purchase price. Please see Annex 1 for details.

2. **停車位優惠**
Offer of Car Parking Space(s)

a. 購買列於價單上設有符號"#"的指明住宅物業之買方，可優先認購發展項目的一個停車位。買方須根據賣方日後公佈的停車位之銷售安排所規定的時限、條款及方法認購停車位，否則其優先認購停車位的優惠將會自動失效，買方不會為此獲得任何補償。
The Purchaser of a residential property marked with a "#" has a priority to purchase one car parking space of the development. The Purchaser shall purchase the car parking space(s) in accordance with time limit, terms and manner as prescribed by the sale arrangements of the car parking spaces to be announced by the Vendor. Otherwise, the priority to purchase the car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

b. 停車位的售價及銷售安排詳情(包括但不限於揀選停車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangements details (including but not limited to the sequence for the selection of the car parking spaces) of car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

c. 此優惠之可供出售停車位並不包括編號為R01至R50之停車位。
The car parking spaces which may be available for purchase under this offer excludes car parking spaces number R01 to R50.

3. 「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），於簽契入伙後可獲贈24個月管理費。（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。）
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 management fees for the period of 24 months after the execution of the assignment of the residential property by the Purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

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.

附錄1 印花稅過渡性貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 1 Stamp Duty Transitional Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向恒基兆業地產集團旗下的指定財務機構(『指定財務機構』)申請印花稅過渡性貸款(『過渡性貸款』)。如買方有意申請過渡性貸款，請注意以下安排 :
The Purchaser may apply to the designated financing company within the Henderson Land Group ("designated financing company") for a Stamp Duty Transitional Loan ("Transitional Loan"). If the Purchaser wishes to apply for the Transitional Loan, please note the following arrangements:

(I) 買方可於簽署臨時買賣合約時的同時，將已填妥的過渡性貸款申請表格投放入位於售樓處的收集箱。
The Purchaser may put the completed application form for the Transitional Loan in the collection box at the sales office at the same time as the signing of the preliminary agreement for sale and purchase.

(II) 過渡性貸款的到期日為按買賣合約付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with agreement for sale and purchase.

(III) 利率為7%p.a.。最終利率以指定財務機構審批結果而定。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。
Interest rate shall be 7%p.a.. The final interest rate will be subject to approval by the designated financing company. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.

(IV) 買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。
The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

(V) 過渡性貸款的其中一個條款為在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅（如適用，包括以15%稅率計算的從價印花稅）減過渡性貸款的總額。
It is one of the terms of the Transitional Loan that upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the stamp duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the total amount of ad valorem stamp duty (if applicable, including the ad valorem stamp duty at the rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase, less the Transitional Loan amount.

(VI) 買方敬請向指定財務機構查詢有關貸款詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the details of the Transitional Loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Transitional Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(VII) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(VIII) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

1. 如買方選擇(A)現金或即時按揭付款計劃或(B)優惠按揭計劃或(S)靈活按揭付款計劃但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就選購的第一座、第二座、第三座、第五座、第六座、第八座及第九座的每個住宅物業獲港幣$20,000現金回贈(『港幣$20,000現金回贈』)。
如買方選擇(A)現金或即時按揭付款計劃或(B)優惠按揭計劃或(S)靈活按揭付款計劃但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就選購的第七座的每個住宅物業獲港幣$10,000現金回贈（『港幣$10,000現金回贈』)。

   If the Purchaser has chosen (A) Cash or Immediate Mortgage Payment Method or (B) Privilege Mortgage Payment Method or (S)Special Mortgage Payment Method but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, a cash rebate of HK$20,000 ("HK$20,000 Cash Rebate") for each residential property of Tower 1, Tower 2, Tower 3, Tower 5, Tower 6, Tower 8 and Tower 9 purchased would be offered to the Purchaser.
   If the Purchaser has chosen (A) Cash or Immediate Mortgage Payment Method or (B) Privilege Mortgage Payment Method or (S)Special Mortgage Payment Method but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, a cash rebate of HK$10,000 ("HK$10,000 Cash Rebate") for each residential property of Tower 7 purchased would be offered to the Purchaser.

2. 買方須於付清樓價餘額之日前最少30日，以書面向賣方申請現金回贈，賣方會於收到申請並確認有關資料無誤後將現金回贈直接用於支付部份樓價餘額。

   The Purchaser shall apply to the Vendor in writing for the Cash Rebate at least 30 days before the date of settlement of balance of purchase price.
   After the Vendor has received the application and duly verified the information, the Vendor will apply the Cash Rebate for part payment of the balance of the purchase price directly.

3. 為免疑問，就購買每個住宅物業，買方只可選擇使用過渡性貸款或獲得現金回贈的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
   For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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:

恒基物業代理有限公司	Henderson Property Agency Limited	第一太平戴維斯住宅代理有限公司	Savills Realty Limited
中原地產代理有限公司	Centaline Property Agency Limited	泓諾顧問有限公司	Mega Wealth Consultant Limited
美聯物業代理有限公司	Midland Realty (International) Limited	中國康樂園地產代理有限公司	China Hong Lok Yuen Property Agency Limited
利嘉閣地產有限公司	Ricacorp Properties Limited	迎富地產代理有限公司	Easywin Property Agency Limited
香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited		
云房網絡(香港)代理有限公司	Qfang Network (Hong Kong) Agency Limited		
世紀21集團有限公司及旗下特許經營商	Century 21 Group Limited and Franchisees		

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為： *www.edenmanor.com.hk*
The address of the website designated by the vendor for the development is: *www.edenmanor.com.hk*