

## 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
20 June 2018	6

### 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
22 July 2018	6A	✓
6 November 2018	6B	無 NIL
27 November 2018	6C	無 NIL
23 January 2019	6D	無 NIL
15 April 2019	6E	無 NIL
3 May 2019	6F	無 NIL
14 May 2019	6G	無 NIL
6 June 2019	6H	無 NIL
12 June 2019	6I	無 NIL
22 June 2019	6J	無 NIL
24 September 2019	6K	無 NIL
28 October 2019	6L	無 NIL
19 November 2019	6M	無 NIL
27 November 2019	6N	無 NIL
20 January 2020	6O	無 NIL
21 January 2020	6P	無 NIL
8 March 2020	6Q	無 NIL
17 March 2020	6R	無 NIL
25 August 2020	6S	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1座 Tower 1	22	A	122.103 (1,314) 露台 Balcony: 4.110 (44) 工作平台 Utility Platform: 1.5 (16)	26,178,000	214,393 (19,922)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	20	A	122.103 (1,314) 露台 Balcony: 4.110 (44) 工作平台 Utility Platform: 1.5 (16)	25,920,000	212,280 (19,726)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	10	A	122.103 (1,314) 露台 Balcony: 4.110 (44) 工作平台 Utility Platform: 1.5 (16)	24,400,000	199,831 (18,569)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	22	B	102.975 (1,108) 露台 Balcony: 3.474 (37) 工作平台 Utility Platform: 1.5 (16)	<del>21,222,000</del> 21,859,000	<del>206,089</del> (19,153) 212,275 (19,728)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	20	B	102.975 (1,108) 露台 Balcony: 3.474 (37) 工作平台 Utility Platform: 1.5 (16)	<del>21,018,000</del> 21,649,000	<del>204,108</del> (18,969) 210,235 (19,539)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	10	B	102.975 (1,108) 露台 Balcony: 3.474 (37) 工作平台 Utility Platform: 1.5 (16)	<del>19,615,000</del> 20,204,000	<del>190,483</del> (17,703) 196,203 (18,235)	--	--	--	--	--	--	--	--	--	
第6座 Tower 6	25	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	<del>17,098,000</del> 17,611,000	<del>191,579</del> (17,792) 197,327 (18,326)	--	--	--	--	--	--	--	--	--	
第6座 Tower 6	23	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	<del>17,012,000</del> 17,523,000	<del>190,615</del> (17,702) 196,341 (18,234)	--	--	--	--	--	--	--	--	--	
第7座 Tower 7	28	A	45.178 (486) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	10,505,000	232,525 (21,615)	--	--	--	--	--	--	--	--	--	
第7座 Tower 7	27	A	45.178 (486) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	10,407,000	230,355 (21,414)	--	--	--	--	--	--	--	--	--	
第7座 Tower 7	26	A	45.178 (486) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	10,338,000	228,828 (21,272)	--	--	--	--	--	--	--	--	--	

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	25	A	45.178 (486) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	10,318,000	228,385 (21,230)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	23	A	45.178 (486) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	10,296,000	227,899 (21,185)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	22	A	45.178 (486) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	10,249,000	226,858 (21,088)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	28	B	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,949,000	229,647 (21,311)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	27	B	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,779,000	224,736 (20,855)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	26	B	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,729,000	223,291 (20,721)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	25	B	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,696,000	222,338 (20,633)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	23	B	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,662,000	221,356 (20,542)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	22	B	34.614 (373) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,629,000	220,402 (20,453)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	5	B	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,171,000	205,933 (19,123)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	3	B	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,105,000	204,038 (18,947)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	2	B	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,039,000	202,142 (18,771)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	1	B	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	6,972,000	200,218 (18,592)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	28	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,991,000	229,481 (21,309)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	27	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,819,000	224,542 (20,851)	--	--	--	--	--	--	--	--	--	--

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	26	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,769,000	223,106 (20,717)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	25	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,736,000	222,158 (20,629)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	23	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,703,000	221,211 (20,541)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	22	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,670,000	220,263 (20,453)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	5	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,171,000	205,933 (19,123)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	3	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,105,000	204,038 (18,947)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	2	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,005,000	201,166 (18,680)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	1	C	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	6,839,000	196,399 (18,237)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	28	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,991,000	229,481 (21,309)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	27	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,819,000	224,542 (20,851)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	26	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,769,000	223,106 (20,717)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	25	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,736,000	222,158 (20,629)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	23	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,703,000	221,211 (20,541)	--	--	--	--	--	--	--	--	--	--
第7座 Tower 7	22	D	34.822 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.5 (16)	7,670,000	220,263 (20,453)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	25	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	17,553,000	196,677 (18,265)	--	--	--	--	--	--	--	--	--	--

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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
第8座 Tower 8	23	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	17,468,000	195,724 (18,177)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	22	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	17,383,000	194,772 (18,088)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	21	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	17,298,000	193,819 (18,000)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	20	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	17,214,000	192,878 (17,913)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	19	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	17,129,000	191,926 (17,824)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	18	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	17,045,000	190,985 (17,737)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	17	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,960,000	190,032 (17,648)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	16	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,876,000	189,091 (17,561)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	15	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,791,000	188,139 (17,472)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	12	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,707,000	187,197 (17,385)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	11	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,622,000	186,245 (17,297)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	10	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,538,000	185,304 (17,209)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	9	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,453,000	184,351 (17,121)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	8	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,369,000	183,410 (17,033)	--	--	--	--	--	--	--	--	--	--
第8座 Tower 8	7	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,283,000	182,447 (16,944)	--	--	--	--	--	--	--	--	--	--

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8座 Tower 8	6	B	89.248 (961) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	16,199,000	181,505 (16,856)	--	--	--	--	--	--	--	--	--	--
第9座 Tower 9	25	B	89.144 (960) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	<del>17,570,000</del> 18,098,000	<del>197,097</del> (18,302) 203,020 (18,852)	--	--	--	--	--	--	--	--	--	--
第9座 Tower 9	23	B	89.144 (960) 露台 Balcony: 2.946 (32) 工作平台 Utility Platform: 1.5 (16)	<del>17,480,000</del> 18,005,000	<del>196,087</del> (18,208) 201,977 (18,755)	--	--	--	--	--	--	--	--	--	--

### 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”.

- (S1) 「優越1098」付款計劃 - 1098天成交：依照售價減5%(95%)  
"Supreme 1098" Payment Method - 1098 days Completion : 5% discount on the price (95%)

- 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.
- 樓價 5%：於買方簽署臨時買賣合約後150天內支付。  
5% of purchase price : shall be paid by the Purchaser within 150 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 1%：於買方簽署臨時買賣合約後330天內支付。  
1% of purchase price : shall be paid by the Purchaser within 330 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 1%：於買方簽署臨時買賣合約後510天內支付。  
1% of purchase price : shall be paid by the Purchaser within 510 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 1%：於買方簽署臨時買賣合約後690天內支付。  
1% of purchase price : shall be paid by the Purchaser within 690 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 2%：於買方簽署臨時買賣合約後870天內支付。  
2% of purchase price : shall be paid by the Purchaser within 870 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 85%：於買方簽署臨時買賣合約後1098天內支付。  
85% of purchase price : shall be paid by the Purchaser within 1098 days after signing of the Preliminary Agreement for Sale and Purchase.

(S2) 「優越1098」優惠按揭計劃 - 1098天成交：依照售價減4%(96%)

\*\*\*此付款計劃只提供予第一手買家\*\*\*

"Supreme 1098" Privilege Mortgage Payment Method - 1098 days Completion : 4% discount on the price (96%)

\*\*\*This payment method is only available to the first hand purchaser(s)\*\*\*

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150天內支付。  
5% of purchase price : shall be paid by the Purchaser within 150 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 1%：於買方簽署臨時買賣合約後330天內支付。  
1% of purchase price : shall be paid by the Purchaser within 330 days after signing of the Preliminary Agreement for Sale and Purchase.
4. 樓價 1%：於買方簽署臨時買賣合約後510天內支付。  
1% of purchase price : shall be paid by the Purchaser within 510 days after signing of the Preliminary Agreement for Sale and Purchase.
5. 樓價 1%：於買方簽署臨時買賣合約後690天內支付。  
1% of purchase price : shall be paid by the Purchaser within 690 days after signing of the Preliminary Agreement for Sale and Purchase.
6. 樓價 2%：於買方簽署臨時買賣合約後870天內支付。  
2% of purchase price : shall be paid by the Purchaser within 870 days after signing of the Preliminary Agreement for Sale and Purchase.
7. 樓價85%：於買方簽署臨時買賣合約後1098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淨樓價三成，首按加二按合共提供不超過淨樓價八成按揭)，買方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；第二十五個月至第四十八個月之利率按優惠利率(P% 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，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“淨樓價”八成半，買方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。

上文「淨樓價」一詞指住宅物業之樓價扣除第(4)(iii)(2)段所述的「印花稅津貼現金回贈」(如有)、第(4)(iii)(3)「提前成交現金回贈」(如有)及第(4)(iii)(1)(i)「特別對消回贈」(如有)後的金額。

85% of purchase price : shall be paid by the Purchaser within 1098 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 loan offered shall not exceed 30% of the "Net Purchase Price", and the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the "Net Purchase Price"). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown 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 The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 24 months; and at the Best Lending Rate (P% p.a.) within the period from the 25th month to the 48th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), 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 85% of the "Net Purchase Price". Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown 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).

The term "Net Purchase Price" above means the amount of the purchase price of the residential property after deducting the "Stamp Duty Subsidy Cash Rebate" (if any) as set out in paragraph (4)(iii)(2), "Early Completion Cash Rebate" (if any) as set out in paragraph (4)(iii)(3) and "The Special Set-off rebate" (if any) as set out in paragraph (4)(iii)(1)(i).



(ii) 售價獲得折扣的基礎:

The basis on which any discount on the price is available:

1. 「限時折扣」優惠

"Limited Time Discount" Benefit

買方可獲額外5%售價折扣作為「限時折扣」優惠

An extra 5% discount from the price will be offered to the Purchaser as "Limited Time Discount" Benefit.

(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. 「許可入住」優惠及「特別對消回贈」優惠

"Licence" Benefit and "Special Set-off Rebate" Benefit

買方可向賣方申請以許可人身份提前入住指明住宅物業(「許可」), 主要條款如下:

The Purchaser may apply to the Vendor for the purpose of early occupancy of the specified residential property as a licensee ("Licence"), subject to the following terms:

\*\*\*此優惠只提供予第一手買家\*\*\*

\*\*\*This benefit is only available to the first hand purchaser(s)\*\*\*

a 買方須根據買賣合約向賣方繳付不少於樓價10% ;

The Purchaser shall pay to the Vendor not less than 10% of the Purchase Price;

b 許可期限為許可生效日期後起計直至成交日(提早終止除外);買方必須由簽署臨時合約後90日至簽署臨時合約後180日期間以書面向賣方提出許可申請, 如買方於簽署臨時合約後180日後方提出申請, 賣方保留權利, 以賣方絕對酌情權決定是否授予許可;

The term of the Licence is for a period from the commencement date of the Licence to the date of completion (subject to early termination). The Purchaser shall submit written application of the Licence to the Vendor for the Licence within the period from 90 days after the signing of the Preliminary Agreement to 180 days after the signing of the Preliminary Agreement. If the application is made after 180 days after the signing of the Preliminary Agreement, the Vendor reserves the right in its absolute discretion to decide whether or not to grant the Licence;

c 於申請許可時, 買方須繳付不可退還的手續費相等於樓價1%。為免生疑問, 該手續費不可作為許可費用的一部分。

The Purchaser shall pay a non-refundable administrative fee equivalent to 1% of the Purchase Price at the time of making the application for the Licence. For the avoidance of doubt, the said administrative fee shall not form part of the licence fee;

d 買方須以上期形式繳付首年許可費用相等於樓價1%, 而隨後以上期形式繳付每年許可費用的金額為相等於樓價2%。

The Purchaser shall pay in advance a licence fee equivalent to 1% of the Purchase Price for the first 12 months of the Licence and the licence fee thereafter shall be paid in advance at a sum equivalent to 2% of the Purchase Price per annum;

e 買方於接收該物業管有權之前須簽署一份經由賣方訂明的許可協議, 許可協議的格式可於簽訂臨時買賣合約時於賣方代理人辦事處可供參閱;

A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser before taking possession of the Property. The form of the Licence Agreement is made available for inspection prior to the signing the Preliminary Agreement for Sale and Purchase at the office of the Vendor's agent;

f 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;

g 在許可期內, 買方不須負責物業之相關管理費、地租、差餉, 但買方須負責許可期內有關物業之其他開支, 在簽訂許可協議時, 買方須預付公契內所要求業主繳付的管理費按金或其他按金;

During the licence period, the Purchaser shall not be required to pay any management fees, Government rent and rates but all other outgoings of the Property during the licence period shall be borne by the Purchaser and upon signing of the Licence Agreement, the Purchaser shall pay in advance the management fee deposit and other deposit payable by an owner as required under the DMC;

- h 在許可期內，**購買第1座、第2座、第3座、第6座、第8座及第9座指明住宅物業的買方**，可以許可人身份獲一個由賣方指定的住戶停車位之使用權(「停車位許可」)；買方須簽署賣方指定格式及內容之停車位許可協議。該停車位許可必須於住宅物業許可的許可期終止或屆滿時終止；
- 如買方在按買賣合約(包括所有修改後的買賣合約及補充合約)完成買賣交易的情況下，可豁免停車位許可費用。但如買方未能按買賣合約(包括所有修改後的買賣合約及補充合約)完成住宅物業買賣，買方須向賣方支付停車位許可期內的費用，停車位許可費用將以賣方就許可予其他許可人的住戶停車位屆時一般地收取的市值收費，並由賣方不時決定及調整；
- During the licence period, an option to license one Residential Car Parking Space (designated by the Vendor) ("Licence of the Car Parking Space") will be granted to **the Purchaser who purchases the specified residential property of Tower 1, Tower 2, Tower 3, Tower 6, Tower 8 and Tower 9.**
- The Purchaser shall sign the Agreement for the Licence of the Car Parking Space in the Vendor's prescribed form and content. The Licence of the Car Parking Space must expire upon the expiration or termination of the licence period of the licence of the residential property;
- If the Purchaser completes the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), then the fee for the Licence of the Car Parking Space shall be waived. However, if the Purchaser fails to complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser shall pay to the Vendor the fee for the Licence of the Car Parking Space during the licence period. The fee for the Licence of the Car Parking Space shall be charged at the then prevailing market rates generally charged by the Vendor in respect of the residential car parking spaces to other licensees, as determined or adjusted by the Vendor from time to time.
- i 買方知悉於成交時，買方將可獲賣方提供特別回贈，金額相等於買方所繳交予賣方許可費用之總和(不計利息)「特別對消回贈」。「特別對消回贈」只可於成交時用作對消部分樓價餘額；
- The Purchaser also acknowledges that upon completion, the Purchaser shall be entitled to receive from the Vendor a special rebate which is equivalent to the aggregate amount of the licence fee of the Property due and paid by the Purchaser to the Vendor (without interest) ("the Special Set-off Rebate"). "The Special Set-off Rebate" shall only be used to set off part of the balance of Purchase Price upon completion;
- j 許可/停車位許可只提供予買方個人，於許可/停車位許可期內，買方不可將該物業或停車位或其任何部分再授許可予他人；及
- The Licence / Licence of the Car Parking Space is provided to the Purchaser only and the Purchaser shall not sub-licence the Property or the Car Parking Space or any part thereof to anyone during the term of the Licence/ Licence of the Car Parking Space; and
- k 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.

2. 「印花稅津貼」現金回贈優惠  
"Stamp Duty Subsidy" Cash Rebate Benefit

凡購買每個指明住宅物業均可獲此優惠，買方於付清樓款後30天內，可獲贈金額相等於臨時買賣合約上售價的3.75%作為「印花稅津貼」現金回贈。

The purchaser who purchases any specified residential property of the development will be given an amount equal to 3.75% of the purchase price of Preliminary Agreement for Sale and Purchase as the "Stamp Duty Subsidy" Cash Rebate Benefit within 30days after full payment of purchase price of the property by the purchaser.

3. 「提前成交現金回贈」優惠  
"Early Completion Cash Rebate" Benefit

如選擇第(4)(i)段所述的(S1)或(S2)付款計劃之買方提前於買賣合約訂明的付款日期之前付清樓價，可根據以下列表獲賣方送出提前成交現金回贈優惠(「提前成交現金回贈」優惠)：

Where the Purchaser chooses (S1) or (S2) payment plan stated in paragraph (4)(i) and settles the purchase price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Completion Cash Rebate" Benefit ("Early Completion Cash Rebate" Benefit) offered by the Vendor according to the table below:

「提前成交現金回贈」優惠列表  
"Early Completion Cash Rebate" Benefit Table

提前成交日期 Date of early completion	「提前成交現金回贈」優惠金額 "Early Completion Cash Rebate" Benefit Amount
簽署臨時買賣合約後150天內 Within 150 days after signing of the preliminary agreement for sale and purchase	樓價3% 3% of the purchase price
簽署臨時買賣合約後151天至510天內 Within the period from 151 days to 510 days after signing of the preliminary agreement for sale and purchase	樓價2% 2% of the purchase price
簽署臨時買賣合約後511天至870天內 Within the period from 511 days to 870 days after signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

備註Remarks:

- i 買方須於提前成交後14日內，以書面向賣方提出申請「提前成交現金回贈」優惠。賣方會於收到通知並確認有關資料無誤後的30日內將「提前成交現金回贈」優惠付予買方。
- 「提前成交現金回贈」優惠計算得出的金額皆以四捨五入至最接近的兩個小數位。
- The Purchaser shall apply to the Vendor in writing for the "Early Completion Cash Rebate" Benefit within 14 days after completion of the purchase of the Property. The Vendor will pay the "Early Completion Cash Rebate" Benefit to the Purchaser within 30 days after the Vendor has received the written application and duly verified the relevant information.
- The amount of "Early Completion Cash Rebate" Benefit will be rounded to the nearest two decimal places.
- ii 成交日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈優惠列表中訂明的付清樓價期限的最後一日不是工作日，則該日定為下一個工作日。
- The date of Completion shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the Early Completion Cash Rebate Benefit Table is not a working day, the said day shall fall on the next working day.

4. 「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.

- (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  
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  
云房網絡(香港)代理有限公司  
世紀21集團有限公司及旗下特許經營商

Henderson Property Agency Limited  
Centaline Property Agency Limited  
Midland Realty (International) Limited  
Ricacorp Properties Limited  
Hong Kong Property Services (Agency) Limited  
Qfang Network (Hong Kong) Agency Limited  
Century 21 Group Limited and Franchisees

第一太平戴維斯住宅代理有限公司  
泓諾顧問有限公司  
迎富地產代理有限公司

Savills Realty Limited  
Mega Wealth Consultant Limited  
Easywin Property Agency Limited

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網網站的網址為：[www.edenmanor.com.hk](http://www.edenmanor.com.hk)

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