

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	Henley Park Henley Park	期 數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	沐泰街8號 8 Muk Tai Street		
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)			740

印製日期 Date of Printing	價單編號 Number of Price List
7 May 2024	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
11 October 2024	6A	--
13 November 2024	6B	--
23 January 2025	6C	--

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
第1A座 Tower 1A	35	C	35.652 (384) 露台 Balcony: 2.007(22); 工作平台 Utility Platform: -	10,093,000	283,098  (26,284)	-	-	-	-	-	-	-	-	-	-
第1A座 Tower 1A	35	D	35.652 (384) 露台 Balcony: 2.007(22); 工作平台 Utility Platform: -	10,093,000	283,098  (26,284)	-	-	-	-	-	-	-	-	-	-
第1A座 Tower 1A	35	E	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,871,000	295,603  (27,484)	-	-	-	-	-	-	-	-	-	-
第1A座 Tower 1A	35	F	36.374 (392) 露台 Balcony: 2.007(22); 工作平台 Utility Platform: -	10,349,000	284,516  (26,401)	-	-	-	-	-	-	-	-	-	-
第1A座 Tower 1A	35	G	36.307 (391) 露台 Balcony: 2.007(22); 工作平台 Utility Platform: -	10,366,000	285,510  (26,512)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	30	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	24,532,000	389,582  (36,183)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	29	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	24,392,000	387,359  (35,976)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	28	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	24,252,000	385,136  (35,770)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	27	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	24,112,000	382,912  (35,563)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	26	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	23,972,000	380,689  (35,357)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	25	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	23,832,000	378,466  (35,150)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	18	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	23,412,000	371,796  (34,531)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	17	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	23,342,000	370,684  (34,428)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	16	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	23,272,000	369,573  (34,324)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	15	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	23,202,000	368,461  (34,221)	-	-	-	-	-	-	-	-	-	-

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1B座 Tower 1B	12	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	23,132,000	367,350 (34,118)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	11	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	22,992,000	365,126 (33,912)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	10	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	22,852,000	362,903 (33,705)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	9	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	22,712,000	360,680 (33,499)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	8	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	22,712,000	360,680 (33,499)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	7	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	22,572,000	358,456 (33,292)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	6	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	22,432,000	356,233 (33,086)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	5	A	62.970 (678) 露台 Balcony: 2.466(27); 工作平台 Utility Platform: 1.500(16)	22,292,000	354,010 (32,879)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	30	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	16,175,000	367,864 (34,197)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	29	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	16,081,000	365,727 (33,998)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	28	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,988,000	363,612 (33,801)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	27	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,894,000	361,474 (33,603)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	26	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,800,000	359,336 (33,404)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	25	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,707,000	357,221 (33,207)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	18	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,426,000	350,830 (32,613)	-	-	-	-	-	-	-	-	-	-

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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1B座 Tower 1B	17	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,379,000	349,761 (32,514)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	16	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,333,000	348,715 (32,416)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	15	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,286,000	347,646 (32,317)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	12	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,239,000	346,577 (32,218)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	11	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,145,000	344,439 (32,019)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	10	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	15,052,000	342,324 (31,822)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	9	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	14,958,000	340,186 (31,624)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	8	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	14,958,000	340,186 (31,624)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	7	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	14,865,000	338,071 (31,427)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	6	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	14,771,000	335,934 (31,228)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	5	B	43.970 (473) 露台 Balcony: 2.005(22); 工作平台 Utility Platform: -	14,678,000	333,819 (31,032)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	35	D	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,847,000	294,571 (27,388)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	35	E	36.177 (389) 露台 Balcony: 2.007(22); 工作平台 Utility Platform: -	10,066,000	278,243 (25,877)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	33	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,764,000	382,052 (35,490)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	32	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,597,000	377,730 (35,089)	-	-	-	-	-	-	-	-	-	-

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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1B座 Tower 1B	31	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,514,000	375,582 (34,889)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	30	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,431,000	373,434 (34,690)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	29	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,348,000	371,287 (34,490)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	28	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,265,000	369,139 (34,291)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	27	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,182,000	366,991 (34,091)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	26	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,098,000	364,817 (33,889)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	25	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	14,015,000	362,669 (33,690)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	23	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,932,000	360,522 (33,490)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	22	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,890,000	359,435 (33,389)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	21	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,849,000	358,374 (33,291)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	20	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,807,000	357,287 (33,190)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	19	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,766,000	356,226 (33,091)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	18	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,766,000	356,226 (33,091)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	17	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,724,000	355,139 (32,990)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	8	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,350,000	345,461 (32,091)	-	-	-	-	-	-	-	-	-	-

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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1B座 Tower 1B	7	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,267,000	343,313 (31,892)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	6	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,183,000	341,140 (31,690)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	5	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	13,100,000	338,992 (31,490)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	3	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	12,975,000	335,757 (31,190)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	2	E	38.644 (416) 露台 Balcony: 2.006(22); 工作平台 Utility Platform: -	12,809,000	331,462 (30,791)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	35	F	36.729 (395) 露台 Balcony: 2.007(22); 工作平台 Utility Platform: -	10,196,000	277,601 (25,813)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	35	G	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,822,000	293,495 (27,288)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	33	G	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,498,000	279,556 (25,992)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	32	G	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,443,000	277,190 (25,772)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	31	G	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,425,000	276,415 (25,700)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	30	G	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,407,000	275,641 (25,628)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	29	G	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,389,000	274,867 (25,556)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	28	G	23.244 (250) 露台 Balcony: 2.010(22); 工作平台 Utility Platform: -	6,369,000	274,006 (25,476)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	35	H	35.701 (384) 露台 Balcony: 2.007(22); 工作平台 Utility Platform: -	10,018,000	280,608 (26,089)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	35	J	56.140 (604) 露台 Balcony: 2.123(23); 工作平台 Utility Platform: -	16,241,000	289,295 (26,889)	-	-	-	-	-	-	-	-	-	-



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) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下調整至百位數作為樓價。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的付款計劃。  
Note: “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.
- (5) **付款辦法 - 歡迎選擇    Payment Methods - Please Choose**

於認購單位時先提供港幣\$80,000，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：“羅文錦律師樓”。

A sum of HK\$80,000 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 “LO & LO SOLICITORS” .

(A1) **現金付款計劃 - 90天成交：依照售價減10%(90%)**

**Cash Payment Method - 90 days Completion : 10% discount from the price (90%)**

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

(A2) **優惠第二按揭付款計劃 - 90天成交：依照售價減9%(91%)**

**\*\*\*只提供予第一手買家\*\*\***

**Privilege Second Mortgage Payment Method- 90 days Completion : 9% discount from the price (91%)**

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

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後90天內支付；  
「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90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(P%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。

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 90 days after signing of the Preliminary Agreement for Sale and Purchase;  
“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 90 days after 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 The Hongkong and Shanghai Banking Corporation Limited ( “the Best Lending Rate” ) 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 the Best Lending Rate(P%p.a.), subject to fluctuation.The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above.

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).

(A3) **優惠按揭付款計劃 - 90天成交：依照售價減8.5%(91.5%)**

**\*\*\*只提供予第一手買家\*\*\***

**Privilege Mortgage Payment Method- 90 days Completion：8.5% discount from the price (91.5%)**

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

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後90天內支付；  
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90天內於提款日起息供分期，首三十六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(P%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 90 days after signing of the Preliminary Agreement for Sale and Purchase;  
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 90 days after signing of the Preliminary Agreement for Sale and Purchase and interest on 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 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 the Best Lending Rate(P%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).

(A4) **卓越第二按揭付款計劃 - 90天成交：依照售價減8%(92%)**

**\*\*\*只提供予第一手買家\*\*\***

**Elite Second Mortgage Payment Method- 90 days Completion：8% discount from the price (92%)**

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

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後90天內支付；  
「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90天內於提款日起息供分期，其中不超過樓價兩成半的第二按揭貸款於提款日起首十二個月享有「供款假期」#，提款日後第十三個月至第三十六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(P%p.a.)計算，利率浮動；餘下部分的第二按揭貸款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(P%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。

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。

# 「供款假期」是指買方不須在提款日起首十二個月內供款償還任何本金及利息。買方須在提款日後第十三個月開始按月分期償還本金全數與其後涉及的利息。

90% of purchase price : shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase;  
“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 90 days after signing of the Preliminary Agreement for Sale and Purchase, and the Purchaser can enjoy “Payment Holiday” # for not exceed 25% of the purchase price of the second mortgage loan for the first 12 months after drawdown, and interest on such part of the 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 period from the 13th month to the 36th month 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 the Best Lending Rate (P%p.a.), subject to fluctuation; interest on the remaining part of the second 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 the Best Lending Rate (P%p.a.), subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above.

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)."

# “Payment Holiday” means the Purchaser is not required to repay any part of the principal sum and to pay any interest thereon for the first 12 months from the day of drawdown. The Purchaser is required to repay the principal sum by way of monthly instalments and pay the interest thereon commencing from the 13th month after the day of drawdown.



(A5) **卓越按揭付款計劃 - 90天成交：依照售價減7.5%(92.5%)**

**\*\*\*只提供予第一手買家\*\*\***

**Elite Mortgage Payment Method- 90 days Completion : 7.5% discount from the price (92.5%)**

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

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後90天內支付；  
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90天內於提款日起息供分期，其中不超過樓價兩成半的按揭貸款於提款日起首十二個月享有「供款假期」#，提款日後第十三個月至第三十六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(P%p.a.)計算，利率浮動；餘下部分的按揭貸款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(P%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。

#「供款假期」是指買方不須在提款日起首十二個月內供款償還任何本金及利息。買方須在提款日後第十三個月開始按月分期償還本金全數與其後涉及的利息。

90% of purchase price : shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase;  
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 90 days after signing of the Preliminary Agreement for Sale and Purchase, and the Purchaser can enjoy “Payment Holiday” # for not exceed 25% of the purchase price of the mortgage loan for the first 12 months after drawdown, and interest on such part of the 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 period from the 13th month to the 36th month 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 the Best Lending Rate (P%p.a.), subject to fluctuation; interest on the remaining part of the 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 the Best Lending Rate (P%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)."

# “Payment Holiday” means the Purchaser is not required to repay any part of the principal sum and to pay any interest thereon for the first 12 months from the day of drawdown. The Purchaser is required to repay the principal sum by way of monthly instalments and pay the interest thereon commencing from the 13th month after the day of drawdown.

(B1) **現金付款計劃 - 150天成交：依照售價減9%(91%)**

**Cash Payment Method - 150 days Completion : 9% discount from the price (91%)**

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後150天內支付。  
90% of purchase price : shall be paid by the Purchaser within 150 days after signing of the Preliminary Agreement for Sale and Purchase.

(B2) **優惠第二按揭付款計劃 - 150天成交：依照售價減8%(92%)**

**\*\*\*只提供予第一手買家\*\*\***

**Privilege Second Mortgage Payment Method- 150 days Completion : 8% discount from the price (92%)**

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

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後150天內支付；  
「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，首按加二按揭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150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(P%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。

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 150 days after signing of the Preliminary Agreement for Sale and Purchase;  
“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 150 days after 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 The Hongkong and Shanghai Banking Corporation Limited ( “the Best Lending Rate” ) 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 the Best Lending Rate(P%p.a.), subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above.

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).

(B3) **優惠按揭付款計劃 - 150天成交：依照售價減7.5%(92.5%)**

**\*\*\*只提供予第一手買家\*\*\***

**Privilege Mortgage Payment Method- 150 days Completion：7.5% discount from the price (92.5%)**

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

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後150天內支付；  
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150天內於提款日起息供分期，首三十六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(P%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 150 days after signing of the Preliminary Agreement for Sale and Purchase;  
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 150 days after signing of the Preliminary Agreement for Sale and Purchase and interest on 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 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 the Best Lending Rate(P%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).

(B4) **卓越第二按揭付款計劃 - 150天成交：依照售價減7%(93%)**

**\*\*\*只提供予第一手買家\*\*\***

**Elite Second Mortgage Payment Method- 150 days Completion：7% discount from the price (93%)**

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

- 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.
- 樓價 90%：於買方簽署臨時買賣合約後150天內支付；  
「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150天內於提款日起息供分期，其中不超過樓價兩成半的第二按揭貸款於提款日起首十二個月享有「供款假期」#，提款日後第十三個月至第三十六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(P%p.a.)計算，利率浮動；餘下部分的第二按揭貸款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(P%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。

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。

# 「供款假期」是指買方不須在提款日起首十二個月內供款償還任何本金及利息。買方須在提款日後第十三個月開始按月分期償還本金全數與其後涉及的利息。

90% of purchase price : shall be paid by the Purchaser within 150 days after signing of the Preliminary Agreement for Sale and Purchase;  
“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 150 days after signing of the Preliminary Agreement for Sale and Purchase, and the Purchaser can enjoy “Payment Holiday” # for not exceed 25% of the purchase price of the second mortgage loan for the first 12 months after drawdown, and interest on such part of the 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 period from the 13th month to the 36th month 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 the Best Lending Rate (P%p.a.), subject to fluctuation; interest on the remaining part of the second 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 the Best Lending Rate (P%p.a.), subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above.

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)."

# “Payment Holiday” means the Purchaser is not required to repay any part of the principal sum and to pay any interest thereon for the first 12 months from the day of drawdown. The Purchaser is required to repay the principal sum by way of monthly instalments and pay the interest thereon commencing from the 13th month after the day of drawdown.

(B5) **卓越按揭付款計劃 - 150天成交：依照售價減6.5%(93.5%)**  
**\*\*\*只提供予第一手買家\*\*\***  
**Elite Mortgage Payment Method- 150 days Completion : 6.5% discount from the price (93.5%)**  
**\*\*\*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150天內支付；  
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150天內於提款日起息供分期，其中不超過樓價兩成半的按揭貸款於提款日起首十二個月享有「供款假期」#，提款日後第十三個月至第三十六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(P%p.a.)計算，利率浮動；餘下部分的按揭貸款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(P%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。

# 「供款假期」是指買方不須在提款日起首十二個月內供款償還任何本金及利息。買方須在提款日後第十三個月開始按月分期償還本金全數與其後涉及的利息。

90% of purchase price : shall be paid by the Purchaser within 150 days after signing of the Preliminary Agreement for Sale and Purchase;  
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 150 days after signing of the Preliminary Agreement for Sale and Purchase, and the Purchaser can enjoy “Payment Holiday” # for not exceed 25% of the purchase price of the mortgage loan for the first 12 months after drawdown, and interest on such part of the 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 period from the 13th month to the 36th month 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 the Best Lending Rate (P%p.a.), subject to fluctuation; interest on the remaining part of the 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 the Best Lending Rate (P%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)."

# “Payment Holiday” means the Purchaser is not required to repay any part of the principal sum and to pay any interest thereon for the first 12 months from the day of drawdown. The Purchaser is required to repay the principal sum by way of monthly instalments and pay the interest thereon commencing from the 13th month after the day of drawdown.

優惠提供

Preferential Terms

(A) 首3年保修優惠  
First 3 Years Warranty Offer

在不影響買方於正式買賣合約下之權利的前提下，凡住宅物業(但不包括傢具(如有)及園景/盆栽(如有))有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該住宅物業之轉讓契日期起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。  
Without affecting the Purchaser's rights under the Formal Agreement for Sale and Purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of the Assignment of the residential property rectify any defects (fair wear and tear excepted) to the residential property (excluding furniture (if any) and landscape area / potted plants (if any)) caused otherwise than by the act or neglect of any person.

首3年保修優惠受其他條款及細則約束。  
The First 3 Years Warranty Offer is subject to other terms and conditions.

(B) 免費家居寬頻及無線上網服務優惠  
Free Home Broadband and Wi-Fi Services Benefit

住宅單位買方將免費獲贈由Towngas Telecommunications Fixed Network Limited於有關住宅單位內提供的家居寬頻及無線上網服務，服務期由住宅單位買方啟用該服務起至26/9/2027（而不管各買方的啟用日期，免費家居寬頻及無線上網服務將於26/9/2027屆滿後終止）。本優惠受其他條款及細則及賣方與Towngas Telecommunications Fixed Network Limited的合約約束。  
Free home broadband and Wi-Fi services at the relevant residential unit to be provided by Towngas Telecommunications Fixed Network Limited will be offered to the purchaser of the residential unit from the date of activation of services by the purchaser to 26/9/2027 (in which the period of free home broadband and Wi-Fi services would end after the expiration of 26/9/2027 regardless of the date of activation by individual purchaser). This offer is subject to other terms and conditions and the agreement between the Vendor and Towngas Telecommunications Fixed Network Limited.

(C) 特別折扣優惠  
Special Discount Benefit

如買方選購本價單中任何實用面積為400平方呎或以下的住宅物業或第1B座35樓J單位，可獲額外5%售價折扣優惠。  
Any purchaser who purchases any specified residential property in this price list with a salable area of 400 square feet or below or Flat J on 35th Floor of Tower 1B, an extra 5% discount from the price will be offered to the purchaser.



第(D)段或第(E)段的優惠只可二選一

Only one of the benefits set out in paragraph (D) or paragraph (E) can be chosen

(D) 「代繳從價印花稅」優惠

“Ad Valorem Stamp Duty” Benefit

受限於以下條款及條件的前提下，買方將獲賣方提供「代繳從價印花稅」優惠，金額相等於就買賣合約須繳付之「從價印花稅」第2標準稅率的實際金額。

Subject to the conditions precedent below being satisfied by the Purchaser, the Purchaser will be offered by the Vendor the "Ad Valorem Stamp Duty" Benefit, the amount of which is equal to the actual amount of ad valorem stamp duty at Scale 2 payable on the agreement for sale and purchase.

i) 「代繳從價印花稅」優惠只適用於購買任何下列指明住宅物業：

The "Ad Valorem Stamp Duty" Benefit is only applicable to the purchase any of the following specified residential properties:

大廈名稱 Block Name	單位 Flat	樓層 Floor
第1B座 Tower 1B	A	28, 29, 30樓 28, 29, 30/F

ii) 「代繳從價印花稅」優惠只作繳付買賣合約之從價印花稅之用。

The "Ad Valorem Stamp Duty" Benefit shall be used for the purpose of payment of the ad valorem stamp duty on the agreement for sale and purchase only.

iii) 若買方未能遵守、履行及符合臨時合約或買賣合約內的任何條款及條件或未能完成購買指明住宅物業或未能按照買賣合約的條款及條件付清指明住宅物業之樓價餘款，賣方有絕對權利取消給予買方的「代繳從價印花稅」優惠及買家須按賣方的選擇，立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動，協助賣方從有關當局退回買賣合約已付之從價印花稅。買方須應賣方的要求，向賣方提供所有上述退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the preliminary agreement for sale and purchase or the agreement for sale and purchase or to complete the purchase of the specified residential property(ies) or to pay the balance of the purchase price in accordance with the terms and conditions of the agreement for sale and purchase relating to the specified residential property(ies), the Vendor shall have the absolute right to cancel the "Ad Valorem Stamp Duty" Benefit offered to the Purchaser and the Purchaser shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty" Benefit paid by the Vendor or forthwith carry out all steps and actions that the Vendor requires to assist the Vendor to obtain a refund of the ad valorem stamp duty paid on the agreement for sale and purchase from the relevant authorities. Upon the Vendor's request, the Purchaser shall furnish the Vendor with all documents that are necessary for the aforesaid refund.

iv) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及不能轉移，及只能由買方本人行使及享用。

All the rights and benefits conferred on the Purchaser upon the terms and conditions under this paragraph are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

v) 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅、其他適用的印花稅(如有)及印花稅署徵收之罰款(如適用)。「代繳從價印花稅」優惠乃屬賣方提供之優惠，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty, other applicable stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty" Benefit is only a benefit offered by the Vendor. The Vendor shall under no circumstances be liable for any delay in providing the "Ad Valorem Stamp Duty" Benefit or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty" Benefit (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

(E) 認購住宅停車位優惠

Benefit of Purchasing Residential Parking Space

於簽署下述指明住宅物業正式合約後，買方有權於賣方自行指定之期間內由賣方發出書面通知日期後14天內，以列出車位售價按特定折扣(請參考下述列表)，認購屆時賣方指定Henley Park的「車位價單」內所列出並仍可供買方選擇的Henley Park內的一個住宅停車位。惟倘若買方不於上述時限內行使認購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。買賣雙方同意住宅停車位的成交日期不得早於指明住宅物業的成交日期。

After the signing of the formal agreement for sales and purchase of the specified residential property(ies) mentioned below, the Purchaser shall have the right to purchase a Residential Parking Space of Henley Park as listed in the “Price List of Residential Parking Spaces” specified by the Vendor which is still available for selection at a specific discount of the listed price(s) of the Residential Parking Space(s) of Henley Park (please refer to the table below) within 14 days after the date of issuance of the written notification by the Vendor, and such written notification shall be issued within the specified time period as the Vendor may decide. If the Purchaser fails to exercise the right to purchase the Residential Parking Space(s) as stated above within such stipulated time limit, such right to purchase Residential Parking Space(s) shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter. The Vendor and the Purchaser agree that the completion date of the Residential Parking Space(s) shall not be earlier than the completion date of the specified residential property(ies).

下述所指列表:

The table referred to in the below:

大廈名稱 Block Name	單位 Flat	樓層 Floor	特定折扣 Specific Discount
第1B座 Tower 1B	A	28, 29, 30樓 28, 29, 30/F	住宅停車位將以列出售價七折出售 Residential Parking Space will be sold at a 30% off discount of the listed price

若買方未能遵守、履行及符合臨時合約或買賣合約內的任何條款及條件或未能完成購買指明住宅物業或未能按照買賣合約的條款及條件付清指明住宅物業之樓價餘款，買方將不能享有認購住宅停車位優惠，賣方有權取消並終止有關住宅停車位的買賣，買方不能異議。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the preliminary agreement for sale and purchase or the agreement for sale and purchase or to complete the purchase of the specified residential property(ies) or to pay the balance of the purchase price in accordance with the terms and conditions of the agreement for sale and purchase relating to the specified residential property(ies), the Vendor shall have the absolute right to cancel the Benefit of Purchasing Residential Parking Space, the Purchaser shall no longer be entitled to the Benefit of Purchasing Residential Parking Space and the Vendor shall have the absolute right to cancel the purchase of the relevant Residential Parking Space(s). The Purchaser shall raise no objection.

為免疑問，買方簽署臨時買賣合約購買任何上述指明住宅物業，買方只可享有第(D)段所述之「代繳從價印花稅」優惠或第(E)段所述之認購住宅停車位優惠的其中一項。

For the avoidance of doubt, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the above specified residential property(ies), the Purchaser is only entitled to either the "Ad Valorem Stamp Duty" Benefit as set out in paragraph (D) or the Benefit of Purchasing Residential Parking Space as set out in paragraph (E).

<p>(F) 「新春」優惠 "Lunar New Year" Benefit</p> <p>買方於27/1/2025至28/2/2025期間選購本價單中所列的任何住宅物業，於付清樓款後14天內，可獲賣方送贈:</p> <p>(i) 港幣\$16,888 (本價單中所列實用面積等於475呎或以下的住宅單位); 或 (ii) 港幣\$33,888 (本價單中所列實用面積等於476呎或以上的住宅單位)</p> <p>作為「新春」優惠。</p> <p>Any purchaser who purchases any specified residential property in this price list from 27 January 2025 to 28 February 2025 will be given by the Vendor:</p> <p>(i) HK\$16,888 (For any one of the residential units listed in this price list with a saleable area of 475 square feet or below); or (ii) HK\$33,888 (For any one of the residential units listed in this price list with a saleable area of 476 square feet or above)</p> <p>within 14 days after full payment of the purchase price of the residential property by the purchaser as the "Lunar New Year" benefit.</p>
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<p>「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：</p> <p>(i)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)；及 (ii)36個月管理費 (於簽契入伙後起計算)。</p> <p>（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得上述優惠。）</p> <p>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:</p> <p>(i) a fixed sum equivalent to 2% of the purchase price as stated in Formal Agreement for Sale and Purchase as a benefit for the reimbursement (Such benefit will be given within 14 days after full payment of purchase price of the residential property by the purchaser ); and (ii) management fees for the period of 36 months after the execution of the assignment of the residential property by the purchaser.</p> <p>(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 the above benefits.)</p>
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備註：Note：

- a. 買方如作出要求更改付款辦法，必須得賣方事先批准，並須在賣方要求下繳付手續費\$7,500及自付有關額外費用。惟賣方保留絕對權利，拒絕批准買方的要求更改付款辦法。賣方就此方面所作的決定為最終決定，對買方具有約束力。  
If a Purchaser makes a request to change the payment methods, such Purchaser must obtain the prior approval of the Vendor and pay an administrative fee of \$7,500 upon demand and all related extra expenses. The Vendor reserve(s) the absolute right to reject the Purchaser's request to change the payment methods. The Vendor's decision in this regard shall be final and binding on all Purchaser(s).

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