

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	藝里坊·1號 One · ArtLane	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	忠正街8號 No. 8 Chung Ching 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)			240

印製日期 Date of Printing	價單編號 Number of Price List
15 May 2020	8

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
24 June 2020	8A	✓
5 May 2021	8B	無NIL
9 July 2021	8C	無NIL
1 October 2021	8D	無NIL
2 November 2021	8E	無NIL
24 November 2021	8F	無NIL
25 January 2022	8G	無NIL
19 April 2022	8H	無NIL
17 January 2023	8I	無NIL
16 June 2023	8J	無NIL
14 September 2023	8K	無NIL
8 February 2024	8L	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, 每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) 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	
藝里坊·1號 One·ArtLane	31	B	23.831 (257) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,263,000	388,695 (36,043)	--	--	--	--	--	--	--	--	--	--	
	31	C	23.514 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,107,000	387,301 (35,996)	--	--	--	--	--	--	--	--	--	--	
	31	D	24.069 (259) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,249,000	384,270 (35,710)	--	--	--	--	--	--	--	--	--	--	
	30	D	24.069 (259) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,013,000	374,465 (34,799)	--	--	--	--	--	--	--	--	--	--	
	29	D	24.069 (259) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	8,925,000	370,809 (34,459)	--	--	--	--	--	--	--	--	--	--	
	31	E	26.207 (282) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	10,240,000	390,735 (36,312)	--	--	--	--	--	--	--	--	--	--	--
	30	E	26.207 (282) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,979,000	380,776 (35,387)	--	--	--	--	--	--	--	--	--	--	--
	29	E	26.207 (282) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,881,000	377,037 (35,039)	--	--	--	--	--	--	--	--	--	--	--
	31	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	10,782,000	385,416 (35,821)	--	--	--	--	--	--	--	--	--	--	--
	30	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	10,513,000	375,800 (34,927)	--	--	--	--	--	--	--	--	--	--	--
	29	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	10,412,000	372,189 (34,591)	--	--	--	--	--	--	--	--	--	--	--
	25	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	10,076,000	360,179 (33,475)	--	--	--	--	--	--	--	--	--	--	--
	23	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	10,008,000	357,748 (33,249)	--	--	--	--	--	--	--	--	--	--	--
21	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,874,000	352,958 (32,804)	--	--	--	--	--	--	--	--	--	--	--	

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
藝里坊·1號 One·ArtLane	20	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,807,000	350,563 (32,581)	--	--	--	--	--	--	--	--	--	
	19	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,739,000	348,132 (32,355)	--	--	--	--	--	--	--	--	--	
	17	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,638,000	344,522 (32,020)	--	--	--	--	--	--	--	--	--	
	15	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,504,000	339,732 (31,575)	--	--	--	--	--	--	--	--	--	
	11	F	27.975 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	9,369,000	334,906 (31,126)	--	--	--	--	--	--	--	--	--	
	31	J	20.716 (223) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	8,663,000	418,179 (38,848)	--	--	--	--	--	--	--	--	--	
	30	J	20.716 (223) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	8,444,000	407,608 (37,865)	--	--	--	--	--	--	--	--	--	
	25	J	20.716 (223) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	8,087,000	390,375 (36,265)	--	--	--	--	--	--	--	--	--	
	19	J	20.716 (223) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	7,813,000	377,148 (35,036)	--	--	--	--	--	--	--	--	--	
	31	K	26.581 (286) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	10,337,000 10,854,000	388,887 408,337 (37,951)	--	--	--	--	--	--	--	--	--	

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) (i) **付款辦法-歡迎選擇 Payment Methods - Please Choose**

於認購單位時先提供港幣\$100,000，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\$100,000 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 AND LO".

- (A) 「優越500」付款計劃 - 500天成交：依照售價減3%(97%)

"Supreme 500" Payment Method - 500 days Completion : 3% discount on the price (97%)

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 3%：於買方簽署臨時買賣合約後30天內支付。

3% 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 2%：於買方簽署臨時買賣合約後60天內支付。

2% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

4. 樓價 90%：於買方簽署臨時買賣合約後500天內支付。

90% of purchase price : shall be paid by the Purchaser within 500 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 「優越500」優惠按揭計劃 - 500天成交：依照售價減2%(98%)

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"Supreme 500" Privilege Mortgage Payment Method - 500 days Completion : 2% discount on the price (98%)

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 3%：於買方簽署臨時買賣合約後30天內支付。
3% 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 2%：於買方簽署臨時買賣合約後60天內支付。
2% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
4. 樓價 90%：於買方簽署臨時買賣合約後500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」九成按揭)，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；第二十五個月至第三十六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，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，首二十四個月之利率按優惠利率減2%(P-2%p.a.)計算，第二十五個月至第三十六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(5)(iii)(4)段所述的「提前成交現金回贈」優惠(如有)，第(5)(iii)(3)(g)段所述的「特別對消回贈」優惠(如有)，第(5)(iii)(1)段所述的「傢俬津貼現金回贈」優惠(如有)及第(5)(iii)(2)段所述的「特別現金回贈」優惠(如有)後的金額。

90% of purchase price : shall be paid by the Purchaser within 500 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 90% 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 1% below the Best Lending Rate (P-1%p.a.) within the period from the 25th month to the 36th 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 24 months, and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 25th month to the 36th 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 "Early Completion Cash Rebate" Benefit (if any) as set out in paragraph (5)(iii)(4), "The Special Set-off Rebate" Benefit (if any) as set out in paragraph (5)(iii)(3)(g), "Furniture Allowance Cash Rebate" Benefit (if any) as set out in paragraph (5)(iii)(1) and "Special Cash Rebate" Benefit (if any) as set out in paragraph (5)(ii)(2).

(C) 「先租後買」付款計劃 - 60天成交：依照售價減2%(98%)

"Lease with Option to Purchase" Payment Method - 60 days Completion : 2% discount on the price (98%)

- 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 95%：於買方簽署臨時買賣合約後60天內支付。
95% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

(ii) 售價獲得折扣的基礎:

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

1. 「優才折扣」優惠

"Talent Discount" Benefit

如選擇第(5)(i)段所述的(A)或(B)付款計劃之買方可獲額外1%售價折扣作為「優才折扣」優惠

Where the Purchaser chooses (A) or (B) payment plan stated in paragraph (5)(i), an extra 1% discount on the price will be offered to the Purchaser as "Talent Discount" Benefit.

2. 「500天特惠折扣」優惠

"500 Days Special Discount" Benefit

如選擇第(5)(i)段所述的(A)或(B)付款計劃之買方可獲額外5%售價折扣作為「500天特惠折扣」優惠

Where the Purchaser chooses (A) or (B) payment plan stated in paragraph (5)(i), an extra 5% discount on the price will be offered to the Purchaser as "500 Days Special Discount" Benefit.

3. 「60天特惠折扣」優惠

"60 Days Special Discount" Benefit

如選擇第(5)(i)段所述的(C)付款計劃之買方可獲額外8%售價折扣作為「60天特惠折扣」優惠

Where the Purchaser chooses (C) payment plan stated in paragraph (5)(i), an extra 8% discount on the price will be offered to the Purchaser as "60 Days Special 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. 「傢俬津貼現金回贈」優惠

"Furniture Allowance Cash Rebate" Benefit

(a) 「傢俬津貼現金回贈」優惠計算得出的金額皆以四捨五入至個位整數。

The amount of "Furniture Allowance Cash Rebate" Benefit will be rounded to the nearest dollar.

(b) 如買方藉簽署臨時買賣合約購買發展項目中任何指明住宅物業，並在完成交易時清付指明住宅物業的樓價餘額，買方將可獲賣方提供金額相等於臨時買賣合約中列明的指明住宅物業的樓價2%之現金回贈(「傢俬津貼現金回贈」優惠)。

Where the Purchaser purchases any specified residential property in the development by signing a Preliminary Agreement for Sale and Purchase and settles the balance of purchase price of the specified residential property upon completion, the Purchaser will be entitled to a cash rebate for an amount equal to 2% of the purchase price of the specified residential property as set out in the Preliminary Agreement for Sale and Purchase to be offered by the Vendor ("Furniture Allowance Cash Rebate" Benefit).

(c) 於完成交易時，並在買方清付指明住宅物業的樓價餘額的情況下，「傢俬津貼現金回贈」優惠將直接用於支付部分樓價餘額。為免生疑問，「傢俬津貼現金回贈」優惠不得用於上述支付部分樓價餘額以外其他任何目的。

Upon completion and subject to settlement of the balance of purchase price of the specified residential property by the Purchaser, the "Furniture Allowance Cash Rebate" Benefit will be applied for part payment of the balance of purchase price directly. For the avoidance of doubt, the "Furniture Allowance Cash Rebate" Benefit shall not be applied for any purpose other than for part payment of the balance of purchase price as aforesaid.

2. 「特別現金回贈」優惠
"Special Cash Rebate" Benefit

- (a) 如選擇第(5)(i)段所述的(C)付款計劃之買方，可獲賣方送出「特別現金回贈」優惠。
Where the Purchaser chooses (C) payment plan stated in paragraph (5)(i), the Purchaser shall be entitled to a "Special Cash Rebate" Benefit offered by the Vendor.
- (b) 「特別現金回贈」優惠計算得出的金額皆以四捨五入至個位整數。
The amount of "Special Cash Rebate" Benefit will be rounded to the nearest dollar.
- (c) 如買方藉簽署臨時買賣合約購買發展項目中任何指明住宅物業，並在完成交易時清付指明住宅物業的樓價餘額，買方將可獲賣方提供金額相等於臨時買賣合約中列明的指明住宅物業的樓價2%之現金回贈(「特別現金回贈」優惠)。
Where the Purchaser purchases any specified residential property in the development by signing a Preliminary Agreement for Sale and Purchase and settles the balance of purchase price of the specified residential property upon completion, the Purchaser will be entitled to a cash rebate for an amount equal to 2% of the purchase price of the specified residential property as set out in the Preliminary Agreement for Sale and Purchase to be offered by the Vendor ("Special Cash Rebate" Benefit).
- (d) 於完成交易時，並在買方清付指明住宅物業的樓價餘額的情況下，「特別現金回贈」優惠將直接用於支付部分樓價餘額。為免生疑問，「特別現金回贈」優惠不得用於上述支付部分樓價餘額以外其他任何目的。
Upon completion and subject to settlement of the balance of purchase price of the specified residential property by the Purchaser, the "Special Cash Rebate" Benefit will be applied for part payment of the balance of purchase price directly. For the avoidance of doubt, the "Special Cash Rebate" Benefit shall not be applied for any purpose other than for part payment of the balance of purchase price as aforesaid.

3. 「許可入住」優惠及「特別對消回贈」優惠
"Licence" Benefit and "The Special Set-off Rebate" Benefit

如選擇第(5)(i)段所述的(A)或(B)付款計劃之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：

Where the Purchaser chooses (A) or (B) payment plan stated in paragraph (5)(i) 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45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45日前或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 45 days after the signing of the Preliminary Agreement to 180 days after the signing of the Preliminary Agreement. If the application is made before 45 days or 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) 買方須繳付許可費用相等於樓價2%。
The Purchaser shall pay a licence fee equivalent to 2% of the purchase price.
- (d) 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.
- (e) 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.
- (f) 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.

- (g) 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.
- (h) 許可只提供予買方個人，於許可期內，買方不可將該物業或其任何部份再授許可與他人。
The Licence is provided to the Purchaser only and the Purchaser shall not sub-licence the Property or any part thereof to anyone during the term of the Licence.
- (i) 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.

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

如選擇第(5)(i)段所述的(A)或(B)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 (A) or (B) payment plan stated in paragraph (5)(i) and settles the purchase price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser will 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90天內 Within 90 days after signing of the Preliminary Agreement for Sale and Purchase	樓價4% 4% of the purchase price
簽署臨時買賣合約後91天至300天內(包括首尾兩天) Within the period from 91 days to 300 days (both days inclusive) after signing of the Preliminary Agreement for Sale and Purchase	樓價2% 2% of the purchase price

備註Remarks:

- i 「提前成交現金回贈」優惠計算得出的金額皆以四捨五入至個位整數。
The amount of "Early Completion Cash Rebate" Benefit will be rounded to the nearest dollar.
- 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.
- iii 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「提前成交現金回贈」優惠。如買方於付清樓價餘額之日前少於30日提出申請，賣方保留權利，以賣方絕對酌情權決定是否授予「提前成交現金回贈」優惠。當賣方收到申請並核實有關資料無誤後，並在買方付清樓價餘額的情況下，賣方會將「提前成交現金回贈」優惠直接用於支付部份樓價餘額。為免生疑問，「提前成交現金回贈」優惠不得用於上述支付部分樓價餘額以外其他任何目的。
The Purchaser shall apply to the Vendor in writing for the "Early Completion Cash Rebate" Benefit at least 30 days before the date of settlement of balance of purchase price. If the application is made less than 30 days before the date of settlement of balance of purchase price, the Vendor reserves the right in its absolute discretion to decide whether or not to grant the "Early Completion Cash Rebate" Benefit. After the Vendor has received the application and duly verified the information, and subject to the settlement of purchase price by the Purchaser, the Vendor will apply the "Early Completion Cash Rebate" Benefit for part payment of the balance of the purchase price directly. For the avoidance of doubt, the "Early Completion Cash Rebate" Benefit shall not be applied for any purpose other than for part payment of the balance of purchase price as aforesaid.

5. 租約優惠
Lease Benefit

只適用於選擇(C)付款辦法之買方。
Only applicable to Purchaser(s) who choose(s) (C) Payment Method.

- (a) 準買方於簽署住宅物業的臨時買賣合約之前，準買方（必須為個人名義）可就該住宅物業與賣方（作為業主）簽訂一份租約（格式及內容由賣方訂明）（「租約」）。
- Prior to a prospective purchaser(s) entering into a Preliminary Agreement for Sale and Purchase of a residential property, the prospective purchaser(s) (who must be individual(s)) may enter into a lease (in such form and content as specified by the Vendor)(the "Lease") with the Vendor (as landlord) in respect of such residential property.
- (b) 根據租約，租客將獲授予認購權以本價單所列明的售價購買該住宅物業（受限於價單（其可能不時更改）指明的任何適用的折扣及任何適用的贈品或任何財務待遇或優惠），其認購權僅限於租客在租期第三十六個月後至租期第三十九個月屆滿或之前行使。如租客未能按照其條款及細則行使認購權，認購權將自動失效而租客將不會得到任何賠償。
- Under the Lease, the tenant will be granted an option to purchase the residential property at the price stated in this price list (subject to any applicable discount and together with any applicable gift, or any financial advantage or benefit as specified in this price list (as the same may be revised from time to time)), which option is only exercisable by the tenant after the 36th month of the lease term but on or before the expiration of the 39th month of the lease term. If the tenant fails to exercise the option to purchase in accordance with its terms and conditions, the option to purchase will lapse automatically and the tenant will not be entitled to any compensation therefor.
- (c) 租約的其他重要條款如下：
Other key terms of the Lease are as follows :
- i. 租金須每年預先繳付。
Rent is payable in advance annually.
 - ii. 租約期為 42 個月。
The term of the Lease shall be 42 months.
 - iii. 根據租約及其複本應支付之印花稅及/或裁定費及註冊費須由賣方及租客平均承擔。買賣雙方必須負責繳付所有各自就租約及其複本之準備、批核及簽訂而產生的法律費用。
The stamp duty and/or adjudication fee and registration fee payable on the Lease and its counterpart shall be borne by the Vendor and the tenant in equal shares. Each party shall bear its own legal costs and expenses in relation to the preparation, approval and execution of the Lease and its counterpart.
 - iv. 租客必須負責繳付為住宅物業提供的任何公共事業服務的所有按金及在租期內住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它年度或經常性性質的開支等。
The tenant shall be responsible to pay all deposits payable in respect of the supply of any utility to the residential property and pay the management fees, government rates and rent, utilities charges, utilities deposits and all other outgoings of an annual or recurring nature during the term of the Lease.
 - v. 租客每年須預先繳付住宅物業全年之管理費、差餉及地租。
The tenant shall pay in advance the management fees, government rates and rent payable to the residential property per annum.
 - vi. 租客不得將住宅物業分租或再授許可予任何其他人士。
The tenant shall not sub-let or sub-license the residential property to any other entity.
- (d) 租約優惠受其他條款及細則所約束。
The Lease Benefit is subject to other terms and conditions.

6. 「認購權租金回贈」優惠
"Option to Purchase Rental Rebate" Benefit

只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第三十六個月後至租約租期第三十九個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇(C)付款辦法。

Only applicable to Purchaser(s) who is the sitting tenant(s) of the leased residential property and who purchases his/her/their leased residential property pursuant to an option to purchase granted by the Vendor after the 36th month of the lease term but on or before the expiration of the 39th month of the lease term and has selected Payment Method (C).

- (a) 受限於買方對以下細則之遵守，買方將會獲得「認購權租金回贈」：
Subject to the compliance with all the following conditions by the Purchaser(s), the Purchaser(s) will be offered an "Option to Purchase Rental Rebate":

- i. 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租期第三十九個月屆滿或之前行使的認購權(租約格式及內容由賣方訂明)(「含有認購權之租約」)。
The Purchaser(s) (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the Purchaser(s) as tenant after the 36th month of the lease term but on or before the expiration of the 39th month of the lease term (in such form and content as specified by the Vendor) (the "Lease with Option to Purchase") with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s).
- ii. 買方為該已出租之住宅物業的現有租客。
The Purchaser(s) is the sitting tenant of the leased residential property.
- iii. 買方在整個含有認購權之租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之租約的條款及細則。
The Purchaser(s) has duly performed and observed the terms and conditions of the Lease with Option to Purchase throughout the term of the Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier).
- iv. 買方(作為租客)按照含有認購權之租約的規定已向賣方(作為業主)提供一份認購通知書(按含有認購權之租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之租約)。
The Purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Lease with Option to Purchase.
- v. 含有認購權之租約下沒有欠繳租金。
There is no rental arrears under the Lease with Option to Purchase.
- vi. 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成。
Completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property.

其中：

Whereby：

1. 按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之租約所定義)的條款，於簽署已出租之住宅物業的臨時買賣合約時，賣方會將相等於認購價(按含有認購權之租約所定義) 5%之由買方根據含有認購權之租約實際已支付的租金按金直接作為臨時買賣合約下所需支付的臨時訂金。
Upon signing of the Preliminary Agreement for Sale and Purchase of the leased residential property pursuant to the terms of the Option Notice (as defined in the Lease with Option to Purchase) duly served by the Purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply the rental deposit actually paid by the Purchaser(s) under the Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement for Sale and Purchase directly.
 2. 在已出租之住宅物業買賣完成時，由買方(作為租客)根據含有認購權之租約實際已支付的租金(定義見含有認購權之租約)總和之100%減去含有認購權之租約下之認購價(定義見含有認購權之租約)之2%後的部分租金將直接用於支付樓價的部分餘額。
Upon completion of the sale and purchase of the leased residential property, part of the Rent (as defined in the Lease with Option to Purchase), being 100% of the total sum of the Rent actually paid by the Purchaser (as tenant) under the Lease with Option to Purchase less 2% of the Option Price (as defined in the Lease with Option to Purchase) under the Lease with Option to Purchase, will be applied towards settlement of part of the balance of purchase price directly.
- (b) 為免疑問，買方根據含有認購權之租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the Purchaser(s) under the Lease with Option to Purchase will not be refunded by the Vendor to the Purchaser(s) under any circumstances.
- (c) 「認購權租金回贈」優惠受其他條款及細則所約束。
The "Option to Purchase Rental Rebate" Benefit is subject to other terms and conditions.

7. 「新春大利是」優惠

"Chinese New Year Red Packet Money" Benefit

買方於2024年2月12日至2024年3月11日期間就購買本價單所列之每個指明住宅物業，可獲此優惠：

Any purchaser who purchases any specified residential property of the development listed in this price list from 12 February 2024 to 11 March 2024 will be offered this benefit:

買方付清全數樓款後30天內，可獲賣方送贈下列固定金額之現金回贈：

每個單位 G, H, J 住宅物業：港幣\$12,888

每個單位 B, C, D, E, F 住宅物業：港幣\$18,888

Within 30 days after full payment of purchase price of the residential property by the Purchaser, the Vendor will give the purchaser a fixed sum cash rebate as listed below:

For each residential Unit G, H, J purchased : HK\$12,888

For each residential Unit B, C, D, E, F purchased : HK\$18,888

8. 「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(s) 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：

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

Henderson Property Agency Limited
Centaline Property Agency Limited
Midland Realty (International) Limited
Ricacorp Properties Limited

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
祥勝地產有限公司
新高集團地產代理有限公司

Hong Kong Property Services (Agency) Limited
Qfang Network (Hongkong) Agency Limited
Century 21 Group Limited and Franchisees
Regal Hill Property Agency Company Limited
Sun Go Group 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.

- (7) 賣方就發展項目指定的互聯網網站的網址為：www.one-artlane.com.hk

The address of the website designated by the vendor for the development is: www.one-artlane.com.hk