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	映築 The Harmonie	期 數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	青山道233號 233 Castle Peak Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			337

印製日期 Date of Printing	價單編號 Number of Price List
14 January 2022	1

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
1 March 2023	1A	--
14 June 2023	1B	--

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
映築 The Harmonie	29	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,898,000	253,902 (23,602)	-	-	-	-	-	-	-	-	-	-
	28	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,898,000	253,902 (23,602)	-	-	-	-	-	-	-	-	-	-
	27	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,872,000	253,160 (23,533)	-	-	-	-	-	-	-	-	-	-
	26	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,845,000	252,390 (23,462)	-	-	-	-	-	-	-	-	-	-
	25	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,819,000	251,648 (23,393)	-	-	-	-	-	-	-	-	-	-
	23	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,792,000	250,877 (23,321)	-	-	-	-	-	-	-	-	-	-
	22	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,765,000	250,107 (23,249)	-	-	-	-	-	-	-	-	-	-
	21	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,739,000	249,365 (23,180)	-	-	-	-	-	-	-	-	-	-
	20	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,713,000	248,623 (23,111)	-	-	-	-	-	-	-	-	-	-
	19	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,686,000	247,853 (23,040)	-	-	-	-	-	-	-	-	-	-
	18	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,686,000	247,853 (23,040)	-	-	-	-	-	-	-	-	-	-
	17	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,660,000	247,111 (22,971)	-	-	-	-	-	-	-	-	-	-
	16	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,633,000	246,340 (22,899)	-	-	-	-	-	-	-	-	-	-
	15	A	35.045 (377) 露台 Balcony: 2.0(22) 工作平台 Utility Platform: -	8,606,000	245,570 (22,828)	-	-	-	-	-	-	-	-	-	-
	6	A	71.428 (769) 露台 Balcony: 3.479(37); 工作平台 Utility Platform: 1.5(16)	15,340,000	214,762 (19,948)	-	-	-	-	-	-	-	-	-	-

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
映築 The Harmonie	5	A	71.428 (769) 露台 Balcony: 3.479(37); 工作平台 Utility Platform: 1.5(16)	15,040,000	210,562 (19,558)	-	-	-	-	-	-	-	-	-	-
	36	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,308,000	244,325 (22,696)	-	-	-	-	-	-	-	-	-	-
	35	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,287,000	243,623 (22,630)	-	-	-	-	-	-	-	-	-	-
	33	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,266,000	242,921 (22,565)	-	-	-	-	-	-	-	-	-	-
	32	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,244,000	242,185 (22,497)	-	-	-	-	-	-	-	-	-	-
	31	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,223,000	241,483 (22,432)	-	-	-	-	-	-	-	-	-	-
	30	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,180,000	240,045 (22,298)	-	-	-	-	-	-	-	-	-	-
	29	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,138,000	238,641 (22,168)	-	-	-	-	-	-	-	-	-	-
	28	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,138,000	238,641 (22,168)	-	-	-	-	-	-	-	-	-	-
	27	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,116,000	237,906 (22,099)	-	-	-	-	-	-	-	-	-	-
	26	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,095,000	237,204 (22,034)	-	-	-	-	-	-	-	-	-	-
	25	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,074,000	236,502 (21,969)	-	-	-	-	-	-	-	-	-	-
	23	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,053,000	235,800 (21,904)	-	-	-	-	-	-	-	-	-	-
	22	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,031,000	235,064 (21,835)	-	-	-	-	-	-	-	-	-	-
	21	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,009,000	234,329 (21,767)	-	-	-	-	-	-	-	-	-	-

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
映築 The Harmonie	20	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,988,000	233,626 (21,702)	-	-	-	-	-	-	-	-	-	-
	19	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,966,000	232,891 (21,634)	-	-	-	-	-	-	-	-	-	-
	18	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,966,000	232,891 (21,634)	-	-	-	-	-	-	-	-	-	-
	17	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,945,000	232,189 (21,568)	-	-	-	-	-	-	-	-	-	-
	16	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,924,000	231,487 (21,503)	-	-	-	-	-	-	-	-	-	-
	15	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,902,000	230,751 (21,435)	-	-	-	-	-	-	-	-	-	-
	12	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,860,000	229,347 (21,304)	-	-	-	-	-	-	-	-	-	-
	11	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,796,000	227,207 (21,106)	-	-	-	-	-	-	-	-	-	-
	10	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,732,000	225,068 (20,907)	-	-	-	-	-	-	-	-	-	-
	9	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,645,000	222,159 (20,637)	-	-	-	-	-	-	-	-	-	-
	8	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,603,000	220,755 (20,506)	-	-	-	-	-	-	-	-	-	-
	7	D	29.911 (322) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	6,539,000	218,615 (20,307)	-	-	-	-	-	-	-	-	-	-
	36	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,932,000	258,531 (24,036)	-	-	-	-	-	-	-	-	-	-
	35	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,886,000	257,032 (23,897)	-	-	-	-	-	-	-	-	-	-
	33	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,842,000	255,598 (23,764)	-	-	-	-	-	-	-	-	-	-

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
映築 The Harmonie	32	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,797,000	254,131 (23,627)	-	-	-	-	-	-	-	-	-	-
	31	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,752,000	252,665 (23,491)	-	-	-	-	-	-	-	-	-	-
	30	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,707,000	251,198 (23,355)	-	-	-	-	-	-	-	-	-	-
	29	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,662,000	249,731 (23,218)	-	-	-	-	-	-	-	-	-	-
	28	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,662,000	249,731 (23,218)	-	-	-	-	-	-	-	-	-	-
	27	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,640,000	249,014 (23,152)	-	-	-	-	-	-	-	-	-	-
	26	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,618,000	248,297 (23,085)	-	-	-	-	-	-	-	-	-	-
	25	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,595,000	247,547 (23,015)	-	-	-	-	-	-	-	-	-	-
	23	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,573,000	246,830 (22,948)	-	-	-	-	-	-	-	-	-	-
	22	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,551,000	246,113 (22,882)	-	-	-	-	-	-	-	-	-	-
	21	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,527,000	245,331 (22,809)	-	-	-	-	-	-	-	-	-	-
	20	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,505,000	244,614 (22,742)	-	-	-	-	-	-	-	-	-	-
	19	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,483,000	243,897 (22,676)	-	-	-	-	-	-	-	-	-	-
	18	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,483,000	243,897 (22,676)	-	-	-	-	-	-	-	-	-	-
	17	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,461,000	243,180 (22,609)	-	-	-	-	-	-	-	-	-	-

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
映築 The Harmonie	16	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,438,000	242,430 (22,539)	-	-	-	-	-	-	-	-	-	-
	15	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,416,000	241,713 (22,473)	-	-	-	-	-	-	-	-	-	-
	12	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,371,000	240,246 (22,336)	-	-	-	-	-	-	-	-	-	-
	11	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,326,000	238,780 (22,200)	-	-	-	-	-	-	-	-	-	-
	10	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,237,000	235,879 (21,930)	-	-	-	-	-	-	-	-	-	-
	9	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,102,000	231,479 (21,521)	-	-	-	-	-	-	-	-	-	-
	8	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,057,000	230,012 (21,385)	-	-	-	-	-	-	-	-	-	-
	7	K	30.681 (330) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,013,000	228,578 (21,252)	-	-	-	-	-	-	-	-	-	-

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) 支付條款**
The terms of payment
於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金。其中港幣80,000元作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。
Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the Preliminary Agreement for Sale and Purchase, of which HK$80,000 being part of the preliminary deposit must be paid by a cashier order and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "MAYER BROWN".

(A1) **現金付款計劃 - 90天成交：依照售價減5%(95%)**
*****此計劃不適用於購買5樓及6樓所有住宅物業之買方*****

Cash Payment Plan - 90 days Completion : 5% discount from the price (95%)
*****This Plan is not applicable to the Purchaser of all the residential properties on 5/F and 6/F*****

1. 樓價　5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
   5% of purchase price : shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價　5%：於簽署臨時買賣合約後30天內支付。
   5% of purchase price : shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價　90%：於簽署臨時買賣合約後90天內支付。
   90% of purchase price : shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(A2) **優惠按揭付款計劃 - 90天成交 :依照售價減4%(96%)**
*****只提供予第一手買家*****
*****此計劃不適用於購買5樓及6樓所有住宅物業之買方*****

Privilege Mortgage Payment Plan - 90 days Completion : 4% discount from the price (96%)
*****Only available to the first hand purchasers*****
*****This Plan is not applicable to the Purchaser of all the residential properties on 5/F and 6/F*****

1. 樓價　5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
   5% of purchase price : shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價　5%：於簽署臨時買賣合約後30天內支付。
   5% of purchase price : shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價　90%：於簽署臨時買賣合約後90天內支付；
   (i)由賣方不時指定的銀行(「指定銀行」)提供首按貸款；並由Avion Investment Limited (作為「如此聘用的人」)安排財務公司(「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匯豐銀行之港元最優惠利率(後稱「優惠利率」)減1.75%(P-1.75%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0.75%(P-0.75%p.a.)計算；其後全期按優惠利率加1.25%(P+1.25%p.a.)計算，利率浮動，第二按揭必須於買方獲指定銀行同意承做第一按揭後方為準；或
   (ii) 買方可向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優惠利率減1.75%(P-1.75%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0.75%(P-0.75%p.a.)計算；其後全期按優惠利率加1.25%(P+1.25%p.a.)計算，利率浮動。

   買方及其擔保人(如有的話)須按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。按揭貸款申請須由財務公司獨立審批。財務公司保留最終批核按揭貸款的決定權。買方敬請向指定銀行及/或財務公司查詢有關按揭貸款用途及詳情。按揭貸款批出與否及其條款，指定銀行及/或財務公司有最終決定權。不論按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。按揭貸款受其他條款及條件約束。賣方無給予或視之為已給予任何就按揭貸款之批核的陳述、承諾或保證。賣方並沒有亦不會參與按揭貸款之安排。買方不得就由於或有關按揭貸款的批核及/或不批核及/或任何按揭貸款相關事宜而向賣方提出任何申索。賣方沒有參與及提供按揭貸款。按揭貸款只是由指定銀行及/或財務公司提供予買方。而無論在任何情況下，賣方無須因按揭貸款所引發的任何事情負上任何責任。

90% of purchase price : shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase;
(i)The first mortgage loan will be offered by the bank which the Vendor may designate from time to time ("designated bank"); and the second mortgage loan will be offered by finance company ("finance company") arranged by Avion Investment Limited (as "Person So Engaged") (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 1.75% below the Hong Kong Dollar Best Lending Rate (P-1.75%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 0.75% below the Best Lending Rate (P-0.75%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1.25% above the Best Lending Rate (P+1.25%p.a.), subject to fluctuation. The second mortgage is subject to the consent of the designated bank to offer the first mortgage loan mentioned above; or
(ii) the purchaser can apply to finance company 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 1.75% below the Best Lending Rate (P-1.75%p.a.) from time to time for the first 36 months and at 0.75% below the Best Lending Rate (P-0.75%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1.25% above the Best Lending Rate (P+1.25%p.a.), subject to fluctuation.

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company 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 finance company independently. The finance company reserve(s) the final decision of the approval of mortgage loan(s). The Purchaser is advised to enquire with the designated bank and/or finance company about the purpose and the details of the mortgage loan(s). The approval or disapproval and the approved loan amount of the mortgage loan(s) and the terms thereof are subject to the final decision of the designated bank and/or finance company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the Agreement for Sale and Purchase. No representation, undertaking or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the mortgage loan(s). The Vendor is not, and will not be, involved in the arrangements of the mortgage loan(s). The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the mortgage loan(s) and/or any matters relating to the mortgage loan(s). Notice is hereby given that the Vendor is not involved in the arrangement of the mortgage loan(s) mentioned above. The arrangement of the mortgage loan(s) is provided or procured to the Purchaser by the designated bank and/or finance company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the mortgage loan(s).

(B1) **現金付款計劃 - 180天成交 : 依照售價減4%(96%)**
*****此計劃不適用於購買5樓及6樓所有住宅物業之買方*****

Cash Payment Plan - 180 days Completion : 4% discount from the price (96%)
*****This Plan is not applicable to the Purchaser of all the residential properties on 5/F and 6/F*****

1. 樓價 5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
   5% of purchase price : shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5%：於簽署臨時買賣合約後30天內支付。
   5% of purchase price : shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 90%：於簽署臨時買賣合約後180天內支付。
   90% of purchase price : shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(B2) **優惠按揭付款計劃 - 180天成交 :依照售價減3%(97%)**
*****只提供予第一手買家*****
*****此計劃不適用於購買5樓及6樓所有住宅物業之買方*****

Privilege Mortgage Payment Plan - 180 days Completion : 3% discount from the price (97%)
*****Only available to the first hand purchasers*****
*****This Plan is not applicable to the Purchaser of all the residential properties on 5/F and 6/F*****

1. 樓價 5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
   5% of purchase price : shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5%：於簽署臨時買賣合約後30天內支付。
   5% of purchase price : shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 90%：於簽署臨時買賣合約後180天內支付；
   (i)由賣方不時指定的銀行(「指定銀行」)提供首按貸款；並由Avion Investment Limited (作為「如此聘用的人」)安排財務公司(「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180天內於提款日起息供分期，第二按揭首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱「優惠利率」)減1.75%(P-1.75%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0.75%(P-0.75%p.a.)計算；其後全期按優惠利率加1.25%(P+1.25%p.a.)計算，利率浮動，第二按揭必須於買方獲指定銀行同意承做第一按揭後方為準；或
   (ii) 買方可向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180天內於提款日起息供分期，首三十六個月之利率按優惠利率減1.75%(P-1.75%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0.75%(P-0.75%p.a.)計算；其後全期按優惠利率加1.25%(P+1.25%p.a.)計算，利率浮動。

   買方及其擔保人(如有的話)須按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。按揭貸款申請須由財務公司獨立審批。財務公司保留最終批核按揭貸款的決定權。買方敬請向指定銀行及/或財務公司查詢有關按揭貸款用途及詳情。按揭貸款批出與否及其條款，指定銀行及/或財務公司有最終決定權。不論按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。按揭貸款受其他條款及條件約束。賣方無給予或視之為已給予任何就按揭貸款之批核的陳述、承諾或保證。賣方並沒有亦不會參與按揭貸款之安排。買方不得就由於或有關按揭貸款的批核及/或不批核及/或任何按揭貸款相關事宜而向賣方提出任何申索。賣方沒有參與及提供按揭貸款。按揭貸款只是由指定銀行及/或財務公司提供予買方。而無論在任何情況下，賣方無須因按揭貸款所引發的任何事情負上任何責任。

   90% of purchase price : shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase;
   (i)The first mortgage loan will be offered by the bank which the Vendor may designate from time to time ("designated bank"); and the second mortgage loan will be offered by finance company ("finance company") arranged by Avion Investment Limited (as "Person So Engaged") (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 180 days after signing of the Preliminary Agreement for Sale and Purchase and interest on second mortgage loan will be calculated at 1.75% below the Hong Kong Dollar Best Lending Rate (P-1.75%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 0.75% below the Best Lending Rate (P-0.75%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1.25% above the Best Lending Rate (P+1.25%p.a.), subject to fluctuation. The second mortgage is subject to the consent of the designated bank to offer the first mortgage loan mentioned above; or
   (ii) the purchaser can apply to finance company 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 180 days after signing of the Preliminary Agreement for Sale and Purchase and interest on mortgage loan will be calculated at 1.75% below the Best Lending Rate (P-1.75%p.a.) from time to time for the first 36 months and at 0.75% below the Best Lending Rate (P-0.75%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1.25% above the Best Lending Rate (P+1.25%p.a.), subject to fluctuation.

   The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company 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 finance company independently. The finance company reserve(s) the final decision of the approval of mortgage loan(s). The Purchaser is advised to enquire with the designated bank and/or finance company about the purpose and the details of the mortgage loan(s). The approval or disapproval and the approved loan amount of the mortgage loan(s) and the terms thereof are subject to the final decision of the designated bank and/or finance company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the Agreement for Sale and Purchase. No representation, undertaking or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the mortgage loan(s). The Vendor is not, and will not be, involved in the arrangements of the mortgage loan(s). The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the mortgage loan(s) and/or any matters relating to the mortgage loan(s). Notice is hereby given that the Vendor is not involved in the arrangement of the mortgage loan(s) mentioned above. The arrangement of the mortgage loan(s) is provided or procured to the Purchaser by the designated bank and/or finance company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the mortgage loan(s).

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

請參閱第 5(i)段。
Please refer to paragraph 5(i).

(iii) **可就購買發展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. 請參閱第 5(i)段。
Please refer to paragraph 5(i).

2. 「恒地會」會員如直接經由「恒基物業代理有限公司」購入發展項目價單內住宅物業（並非經由其他地產代理公司中介成交），於簽署住宅物業的轉讓契人伙後可獲贈該住宅物業36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 granted the management fees in respect of the residential property for a period of 36 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.)

(iv) **誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅**
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 買方到自行聘用之律師行辦理購買住宅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 residential property.

2. 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(除業權契據及文件副本核證費用、公契事務費、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 and documents, costs of 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.

3. 有關該住宅物業買賣之印花稅(包括但不限於從價印花稅、買家印花稅、額外印花稅(如有)等)，概由買方支付。
All stamp duty (including but not limited to ad valorem stamp duty, buyer's stamp duty, special stamp duty (if any) and etc.) chargeable in relation to the purchase of the residential property shall be paid by the Purchaser(s) absolutely.

(v) **買方須為就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用**
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development

買方於簽署正式買賣合約後，如需更改付款計劃，必須得賣方事先同意，並須在要求下繳付手續費港幣$7,500元及自付有關額外費用。
If a Purchaser wishes to change the payment plan after signing of the Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of HK$7,500 upon demand and shall be responsible to pay additional charges.

(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:

賣方委任的代理：
Agent appointed by the Vendor:

恒基物業代理有限公司
Henderson Propoerty Agency Limited

請注意： 任何人可委任任何地產代理在購買發展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.theharmonie.com.hk。
The address of the website designated by the Vendor for the Development is: www.theharmonie.com.hk .