

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	泓碧 Altissimo	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	耀沙路 11 號 11 Yiu Sha Road		
發展項目中的住宅物業的總數 The total number of residential properties in the development			547

印製日期 Date of Printing	價單編號 Number of Price List
19/07/2019	3

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

修改日期 Date of Revision	經修改的價單編號 Number 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
17/09/2019	3A	--
16/10/2019	3B	--
28/12/2019	3C	--
31/12/2019	3D	--
08/01/2020	3E	--
18/02/2020	3F	--

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
T1	1	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,796,000	199,212 (18,518)									
T1	1	F	80.725 (869) 露台 Balcony: 2.825 (30); 工作平台 Utility Platform: 1.500 (16)	15,797,000	195,689 (18,178)									
T1	1	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,215,000	200,114 (18,595)									
T1	2	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,814,000	199,620 (18,556)									
T1	2	F	80.725 (869) 露台 Balcony: 2.825 (30); 工作平台 Utility Platform: 1.500 (16)	15,828,000	196,073 (18,214)									
T1	2	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,248,000	200,521 (18,633)									

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
T1	3	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,830,000	199,982 (18,589)											
T1	3	F	80.725 (869) 露台 Balcony: 2.825 (30); 工作平台 Utility Platform: 1.500 (16)	15,860,000	196,469 (18,251)											
T1	3	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,280,000	200,916 (18,670)											
T1	5	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,848,000	200,390 (18,627)											
T1	5	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,427,000	202,730 (18,838)											
T1	6	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,883,000	201,182 (18,701)											

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
T1	6	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,493,000	203,544 (18,914)											
T1	7	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,813,000	222,245 (20,659)											
T1	7	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	16,893,000	208,481 (19,373)											
T1	8	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,960,000	225,574 (20,968)											
T1	8	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,486,000	215,799 (20,053)											
T1	9	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,960,000	225,574 (20,968)											

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
T1	9	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,486,000	215,799 (20,053)											
T1	10	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,055,000	227,726 (21,168)											
T1	10	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,545,000	216,527 (20,120)											
T1	11	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,199,000	230,987 (21,472)											
T1	11	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,705,000	218,502 (20,304)											
T1	12	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,448,000	236,626 (21,996)											

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
T1	12	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	17,956,000	221,600 (20,592)											
T1	15	C	44.154 (475) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,644,000	241,065 (22,408)											
T1	15	H	81.029 (872) 露台 Balcony: 2.907 (31); 工作平台 Utility Platform: 1.500 (16)	18,293,000	225,759 (20,978)											
T2	3	A	81.620 (879) 露台 Balcony: 2.931 (32); 工作平台 Utility Platform: 1.500 (16)	16,089,000	197,121 (18,304)											
T2	5	A	81.620 (879) 露台 Balcony: 2.931 (32); 工作平台 Utility Platform: 1.500 (16)	16,293,000	199,620 (18,536)											
T3	1	A	76.972 (829) 露台 Balcony: 2.770 (30); 工作平台 Utility Platform: 1.500 (16)	15,754,000	204,672 (19,004)											

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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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
T3	1	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	15,757,000	193,699 (17,987)				4.411 (47)							
T3	2	A	76.972 (829) 露台 Balcony: 2.770 (30); 工作平台 Utility Platform: 1.500 (16)	15,785,000	205,075 (19,041)											
T3	2	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	15,788,000	194,080 (18,023)											
T3	3	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	15,990,000	196,563 (18,253)											
T3	5	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	16,295,000	200,312 (18,602)											
T3	6	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	16,631,000	204,443 (18,985)											

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T3	7	C	81.348 (876) 露台 Balcony: 2.898 (31); 工作平台 Utility Platform: 1.500 (16)	17,554,000	215,789 (20,039)											
T5	1	A	79.371 (854) 露台 Balcony: 2.851 (31); 工作平台 Utility Platform: 1.500 (16)	14,591,000	183,833 (17,085)											
H17-H18	1	H17-B	25.446 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	257,997 (23,960)											
H17-H18	2	H17-A	45.396 (489) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,785,000	215,548 (20,010)											
H17-H18	2	H17-B	25.446 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,635,000	260,748 (24,215)											
H17-H18	3	H17-A	45.396 (489) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,805,000	215,988 (20,051)											

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H17-H18	3	H17-B	25.446 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,704,000	263,460 (24,467)											
H17-H18	1	H18-B	25.159 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,497,000	258,238 (23,974)											
H17-H18	2	H18-A	43.710 (470) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,406,000	215,191 (20,013)											
H17-H18	2	H18-B	25.159 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	260,940 (24,225)											
H17-H18	3	H18-A	43.710 (470) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,423,000	215,580 (20,049)											
H17-H18	3	H18-B	25.159 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,636,000	263,762 (24,487)											

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H19-H20	1	H19-B	25.202 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,497,000	257,797 (23,974)											
H19-H20	2	H19-A	45.052 (485) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,705,000	215,418 (20,010)											
H19-H20	2	H19-B	25.202 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	260,495 (24,225)											
H19-H20	3	H19-A	45.052 (485) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,724,000	215,839 (20,049)											
H19-H20	3	H19-B	25.202 (271) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,636,000	263,312 (24,487)											
H19-H20	1	H20-B	25.458 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,565,000	257,876 (23,960)											

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H19-H20	2	H20-A	44.290 (477) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,545,000	215,511 (20,010)											
H19-H20	2	H20-B	25.458 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,635,000	260,625 (24,215)											
H19-H20	3	H20-A	44.290 (477) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	9,564,000	215,940 (20,050)											
H19-H20	3	H20-B	25.458 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,704,000	263,336 (24,467)											
H21	1	H21-B	26.683 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,761,000	253,382 (23,557)											
H21	2	H21-A	53.753 (579) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	11,816,000	219,820 (20,408)											

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H21	2	H21-B	26.683 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,775,000	253,907 (23,606)											
H21	3	H21-A	53.753 (579) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	11,840,000	220,267 (20,449)											
H21	3	H21-B	26.683 (287) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	6,811,000	255,256 (23,732)											

第三部份：其他資料 Part 3: Other Information

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

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

第 52(1) 條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2) 條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i)該臨時合約即告終止；(ii)有關的臨時訂金即予沒收；及 (iii)擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

(4)(i) 註：在第(4) (a) 「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指將於臨時合約中訂明的住宅物業的實際售價。因應不同支付條款及 / 或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

(b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。

(c) 「臨時合約」指臨時買賣合約。

Note: In (d) 「正式合約」指正式買賣合約。

paragraph (a) “price” means the price of the residential property set out in Part 2 of this price list, and “transaction price” means the actual price of the residential property to be set out in PASP. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the transaction price.

(4): (b) “working day” shall be as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance.

(c) “PASP” means the Preliminary Agreement for Sale and Purchase.

(d) “ASP” means the Agreement for Sale and Purchase.

於簽署臨時合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，請帶備港幣\$100,000 銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」或“Deacons”。請另備支票以繳付臨時訂金之餘額。

The purchasers shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. Please bring along a cashiers' order of HK\$100,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also bring along a cheque for payment of the balance of the preliminary deposit.

支付條款 Terms of Payment

(A) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 10%) (10% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 30 days after signing of the PASP.
- (3) 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser, whichever is earlier.

(A1) 288 天輕鬆付款計劃 288-day Easy Payment Plan (照售價減 7%) (7% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為部份成交金額。
A further 5% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 60 days after signing of the PASP.
- (3) 買方簽署臨時合約後 90 天內再付成交金額 5% 作為部份成交金額。
A further 5% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 成交金額 85% 即成交金額餘款於買方簽署臨時合約後 288 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 288 days after signing of the PASP or within 14 days after the date of notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser, whichever is earlier.

(A2) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(A3) 180 天卓越按揭付款計劃 180-day Premium Mortgage Payment Plan (照售價減 6%) (6% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。

The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.

(2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。

A further 5% of the transaction price being further deposit shall be paid by the purchaser within 30 days after signing of the PASP.

(3) 成交金額90%即成交金額餘款於買方簽署臨時合約後180 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的14 日內由買方付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 180 days after signing of the PASP or within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser, whichever is earlier.

本付款計劃提供「成交金額 75%第一按揭」安排，該安排詳情見第 (4)(iii)(b)段。

The arrangements of “First Mortgage for 75% of the transaction price” will be provided under this payment plan. Please see paragraph (4)(iii)(b) for the details of that arrangement.

(A4) 180 天現金優惠付款計劃 180-day Cash Payment Payment Plan (照售價減 9%) (9% discount from the price)

(1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。

The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.

(2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。

A further 5% of the transaction price being further deposit shall be paid by the purchaser within 30 days after signing of the PASP.

(3) 成交金額90%即成交金額餘款於買方簽署臨時合約後180 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的14 日內由買方付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 180 days after signing of the PASP or within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser, whichever is earlier.

(B) (並無此編號之支付條款)

(No Terms of Payment of such numbering)

(C) (並無此編號之支付條款)

(No Terms of Payment of such numbering)

(C1) (並無此編號之支付條款)

(No Terms of Payment of such numbering)

(C2) 至輕鬆建築期付款計劃 Super Relax Stage Payment Plan (照售價減 5%) (5% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.
- (3) 買方簽署臨時合約後 90 天內再付成交金額 1% 作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 買方簽署臨時合約後 120 天內再付成交金額 1% 作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 120 days after signing of the PASP.
- (5) 買方簽署臨時合約後 150 天內再付成交金額 1% 作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 150 days after signing of the PASP.
- (6) 買方簽署臨時合約後 180 天內再付成交金額 2% 作為部份成交金額。
A further 2% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 180 days after signing of the PASP.
- (7) 成交金額 85% 即成交金額餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

本付款計劃提供「成交金額 75% 第一按揭」安排，該安排詳情見第 (4)(iii)(b) 段。

The arrangements of “First Mortgage for 75% of the transaction price” will be provided under this payment plan. Please see paragraph (4)(iii)(b) for the details of that arrangement.

- (C3) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(C4) 建築期 1+2 按付款計劃 1 plus 2 mortgage with Stage Payment Plan (照售價減 4.5%) (4.5% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.

- (3) 買方簽署臨時合約後 90 天內再付成交金額 1%作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 買方簽署臨時合約後 120 天內再付成交金額 1%作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 120 days after signing of the PASP.
- (5) 買方簽署臨時合約後 150 天內再付成交金額 1%作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 150 days after signing of the PASP.
- (6) 買方簽署臨時合約後 180 天內再付成交金額 2%作為部份成交金額。
A further 2% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 180 days after signing of the PASP.
- (7) 成交金額 85%即成交金額餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

本付款計劃提供「成交金額 75%第一按揭」安排，該安排詳情見第 (4)(iii)(b)段。

The arrangements of “First Mortgage for 75% of the transaction price” will be provided under this payment plan. Please see paragraph (4)(iii)(b) for the details of that arrangement.

本付款計劃提供「成交金額 10%第二按揭」安排，該安排詳情見第 (4)(iii)(c)段。

The arrangements of “Second Mortgage for 10% of the transaction price” will be provided under this payment plan. Please see paragraph (4)(iii)(c) for the details of that arrangement.

(C5) 5%首置建築期付款計劃 5% Easy-pay Stage Payment Plan (照售價減 5%) (5% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 30 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser within 30 days after signing of the PASP.
- (3) 買方簽署臨時合約後 90 天內再付成交金額 1%作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 買方簽署臨時合約後 180 天內再付成交金額 1%作為部份成交金額。
A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 180 days after signing of the PASP.
- (5) 買方簽署臨時合約後 240 天內再付成交金額 1%作為部份成交金額。

A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 240 days after signing of the PASP.

- (6) 買方簽署臨時合約後 270 天內再付成交金額 1%作為部份成交金額。

A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 270 days after signing of the PASP.

- (7) 成交金額 90%即成交金額餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方付清。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

(C6) 5%首置建築期二按付款計劃 5% Easy-pay Mortgage Stage Payment Plan (照售價減 4%) (4% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。

The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.

- (2) 買方簽署臨時合約後 30 天內再付成交金額 1%作為加付訂金。

A further 1% of the transaction price being further deposit shall be paid by the purchaser within 30 days after signing of the PASP.

- (3) 買方簽署臨時合約後 90 天內再付成交金額 1%作為部份成交金額。

A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.

- (4) 買方簽署臨時合約後 180 天內再付成交金額 1%作為部份成交金額。

A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 180 days after signing of the PASP.

- (5) 買方簽署臨時合約後 240 天內再付成交金額 1%作為部份成交金額。

A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 240 days after signing of the PASP.

- (6) 買方簽署臨時合約後 270 天內再付成交金額 1%作為部份成交金額。

A further 1% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 270 days after signing of the PASP.

- (7) 成交金額 90%即成交金額餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方付清。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

本付款計劃提供「成交金額 30%第二按揭」安排，該安排詳情見第 (4)(iii)(d)段。

The arrangements of “Second Mortgage for 30% of the transaction price” will be provided under this payment plan. Please see paragraph (4)(iii)(d) for the details of that arrangement.

(C7) 2年無憂回報補貼建築期付款計劃 2-Year Hassle-free Cash-Return Subsidy Stage Payment Plan (照售價減 1.5%) (1.5% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.
- (3) 買方簽署臨時合約後 90 天內再付成交金額 5%作為部份成交金額。
A further 5% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 成交金額 85%即成交金額餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

(C8) 3年無憂回報補貼建築期付款計劃 3-Year Hassle-free Cash-Return Subsidy Stage Payment Plan (照售價減 2%) (2% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.
- (3) 買方簽署臨時合約後 90 天內再付成交金額 5%作為部份成交金額。
A further 5% of the transaction price being part payment of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.
- (4) 成交金額 85%即成交金額餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the price is available

- (a) 見 4(i)
See 4(i)
- (b) 「置業售價折扣」: 額外售價 2%折扣優惠
(只適用於 120 天現金優惠付款計劃、288 天輕鬆付款計劃、180 天卓越按揭付款計劃及 180 天現金優惠付款計劃)
“Home Purchase Price Discount”: An extra 2% discount from the price.
(Only applicable to 120-day Cash Payment Plan, 288-day Easy Payment Plan, 180-day Premium Mortgage Payment Plan and 180-day Cash Payment Plan)
- (c) 「限時置業售價折扣」: 於 2020 年 3 月 31 日或之前簽署臨時合約購買本價單中之指明住宅物業之買方可獲額外售價 4%折扣優惠。
(只適用於 5%首置建築期付款計劃、5%首置建築期二按付款計劃、2 年無憂回報補貼建築期付款計劃及 3 年無憂回報補貼建築期付款計劃)

“First Home Purchase Price Discount”: An extra 4% discount from the price would be offered to the purchasers who sign the PASP to purchase a specified residential property listed in this price list on or before 31st March 2020.

(Only applicable to 5% Easy-pay Stage Payment Plan, 5% Easy-pay Mortgage Stage Payment Plan, 2 -Year Hassle-free Cash-Return Subsidy Stage Payment Plan and 3 -Year Hassle-free Cash-Return Subsidy Stage Payment Plan)

(d) 員工置業折扣 Staff Purchasing Discount

如買方 (或構成買方之任何人士) 屬任何「員工合資格人士」, 並且沒有委任地產代理就購入住宅物業代其行事, 可獲額外 5% 售價折扣優惠, 折扣優惠受相關公司內部條款約束。

If the purchaser (or any person comprising the purchaser) is a "Qualified Staff", provided that the purchaser did not appoint any estate agent to act for him/her in the purchase of the residential property, an extra 5% discount on the Price would be offered, subject to the internal regulation of Respective Related Parties.

「員工合資格人士」指碧桂園控股有限公司及其附屬公司、宏安集團有限公司及其附屬公司、宏安地產有限公司、位元堂藥業控股有限公司、易易壹金融集團有限公司、中國農產品交易有限公司或中國建築國際集團及其附屬公司之任何董事、員工及其直系親屬 (任何個人的配偶、父母、子女、兄弟及姐妹為該個人之「直系親屬」, 惟須提供令賣方滿意的有關證明文件以茲證明有關關係, 且賣方對是否存在近親關係保留最終決定權)。

“Qualified Staff” means any director or employee (and his/her close family member (a spouse, parent, child, brother and sister of a person is a “close family member” of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of Country Garden Holdings Company Limited and its subsidiaries, Wang On Group Limited and its subsidiaries, Wang On Properties Limited, Wai Yuen Tong Medicine Holdings Limited, Easy One Financial Group Limited, China Agri-Products Exchange Limited and China State Construction International Holdings Ltd. and its subsidiaries.

買方須在遞交購樓意向登記表格時或前提供令賣方滿意的證據證明其為「員工合資格人士」及 (如適用) 直系親屬關係, 賣方就相關買方是否「員工合資格人士」及 (如適用) 存在直系親屬關係有最終決定權, 而賣方之決定為最終及對買方具有約束力。

The purchaser shall on or before submission of the Registration of Intent form on the spot provide evidence for proof of being a (if applicable) “Qualified Staff” to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision shall be final and binding on the purchaser.

(e) 「36個月管理費」優惠 “36 Months Management Fees” Discount

凡於 2020 年 2 月 22 日至 2020 年 3 月 31 日期間(包括該兩日), 首五名簽署臨時買賣合約購買本價單中所列的「泓碧」住宅物業及依照其後的正式買賣合約完成該住宅物業交易之買方, 可享有售價折扣優惠作為「36 個月管理費」優惠, 金額將相等於相關住宅物業於本價單中所列實用面積(以平方呎計)乘以\$144。為免生疑, 賣方並不就買方完成買賣後須繳付的管理費金額及其他費用作出任何明示或隱含之要約、陳述、承諾或保證。管理費金額以發展項目管理人決定為準。

From 22 February 2020 till 31 March 2020(both dates inclusive), each of the first five Purchasers who signs the preliminary agreement for sale and purchase to purchase any residential property of “Altissimo” listed in this price list will enjoy the “36 Months Management Fees” Benefit as discount on the Price, which shall be a sum equal to the saleable area of the relevant residential property (in sq. ft.) as set out in this price list multiplied by \$144. For the avoidance of doubt, the Vendor does not make any express or implied representation, promise or warranty in relation to the amount of management fees and other charges payable by the purchasers after completion of the sale and purchase. The amount of management fees shall be subject to the determination by the Manager of the Development.

(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

- (a) 見 4(i) 及 4(ii)
See 4(i) and 4(ii)
- (b) 「成交金額 75%第一按揭」
“First Mortgage for 75% of the transaction price”

**只適用於第(4)(i)(A3)、第(4)(i)(C2)段及第(4)(i)(C4)段之付款計劃。
Only applicable to the payment plan under paragraphs (4)(i)(A3), (4)(i)(C2) and (4)(i)(C4).**

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請最高達成交金額之 75%之第一按揭(「第一按揭貸款」)。第一按揭貸款及其申請受以下條款及條件規限：

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 75% of the transaction price (the “First Mortgage Loan”). The First Mortgage and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第一承按人申請第一按揭貸款。
The purchaser shall by prescribed form apply to the Referred First Mortgagee for the First Mortgage Loan, not less than 60 days before the due date of payment of the balance of the transaction price.
- (2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
- (3) 買方須以所購之發展項目住宅物業之第一衡平法按揭及第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser.
- (4) 第一按揭貸款年期最長為 25年。
The maximum tenor of the First Mortgage Loan shall not exceed 25 years.
- (5) 第一按揭貸款首 24 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減 2% (P-2%)計算。其後之年利率以最優惠利率(P)加 2.375%(P+2.375%)計算。P 為浮動利率，於本價單日期 P 為每年 5.375%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the first 24 months of the First Mortgage Loan shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2% (P-2%). The interest rate for the rest of the term of the First Mortgage Loan shall be Prime Rate (P) plus 2.375% (P+2.375%). P is subject to fluctuation. P as at the date of this price list is 5.375% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- (6) 第一按揭貸款之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。
All legal documents in relation to the First Mortgage Loan must be prepared by the solicitors’ firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.
- (7) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚按揭條款及條件、批核條件及申請手續。
The purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgage, approval conditions and application procedures

of the First Mortgage before choosing this arrangement.

(8) 第一按揭貸款條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭貸款條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

(9) 有關第一按揭貸款之批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。

The terms and conditions and the approval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.

(c) 「成交金額 10%第二按揭」 “Second Mortgage for 10% of the transaction price”

只適用於第(4)(i)(C4)段之付款計劃。

Only applicable to the payment plans under paragraphs (4)(i)(C4).

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第二承按人」)申請最高達成交額之 10%之第二按揭，基本條款如下：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred Second Mortgagee”) for second mortgage with a maximum loan amount equivalent to 10% of the Transaction Price (the “Second Mortgage”). The Second Mortgage and its application are subject to the following terms and conditions:

(1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第二承按人申請按揭貸款。

The purchaser(s) shall by prescribed form apply to the Referred Second Mortgagee for mortgage loan, not less than 60 days before the due date of payment of the balance of the transaction price.

(2) 買方須依照介紹之第二承按人之要求提供足夠之入息證明文件。

The purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred Second Mortgagee.

(3) 第二按揭貸款年期最長為 5 年或與第一按揭貸款同等年期，以較短者為準

The maximum tenor of second mortgage loan shall be 5 years or the same tenor of first mortgage loan, whichever is the shorter.

(4) 第二按揭首 24 個月之年利率以介紹之第二承按人引用之最優惠利率(P)減 2.75% (P-2.75%)計算。其後之年利率以最優惠利率(P)加 2.375%(P+2.375%)計算計算。P 為浮動利率，於本價單日期 P 為每年 5.375%。最終按揭利率以介紹之第二承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the first 24 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.75% (P-2.75%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate (P) plus 2.375% (P+2.375%). P is subject to fluctuation. P as at the date of this price list is 5.375% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- (5) 第二按揭貸款最高金額為成交金額的 10% · 惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額或有關住宅物業的估價 (以較低者為準) 的 85% 。
The maximum second mortgage loan amount shall be 10% of the transaction price, but the total amount of the first mortgage loan and the second mortgage loan together shall not exceed 85% of the transaction price or the valuation of the relevant residential property, whichever is the lower.
 - (6) 第一按揭貸款銀行須為介紹之第二承按人所指定之銀行 · 買方並須首先得到該銀行書面同意辦理第二按揭貸款 。
The first mortgagee bank shall be one which is nominated by the Referred Second Mortgagee. The purchaser(s) shall obtain the prior written consent from the first mortgagee bank for the application of second mortgage loan.
 - (7) 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理 。
The applications for first mortgage loan and the second mortgage loan will be processed by the relevant mortgagees independently.
 - (8) 所有第二按揭貸款及其相關擔保之法律文件必須由介紹之第二承按人指定律師行辦理 · 買方及其擔保人(如有) 須支付所有第二按揭貸款及其擔保相關之律師費及雜費 。
All legal documents of the second mortgage loan and its related guarantee shall be handled by the solicitors designated by the Referred Second Mortgagee and all legal costs and disbursement relating thereto shall be borne by the purchaser(s) and his/her/their guarantor(s) (if any).
 - (9) 第二按揭貸款批出與否及其條款 · 介紹之第二承按人有最終決定權 · 其決定與賣方無關 · 賣方亦無需為此負責 · 不論貸款獲批與否 · 買方仍須按正式合約完成交易及付清 成交金額餘款 。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Referred Second Mortgagee. The decision is not related to the vendor and the vendor shall not be responsible therefor. Regardless the loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.
 - (10) 第二按揭貸款受其他條款及細則約束 。
The second mortgage loan is subject to other terms and conditions.
- (d) 「成交金額 30%第二按揭」 “Second Mortgage for 30% of the transaction price”

只適用於第(4)(i)(C6)段之付款計劃。

Only applicable to the payment plans under paragraphs (4)(i)(C6).

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第二承按人」) 申請最高達成交額之 30%之第二按揭 · 基本條款如下：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred Second Mortgagee”) for second mortgage with a maximum loan amount equivalent to 30% of the Transaction Price (the “Second Mortgage”). The Second Mortgage and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第二承按人申請按揭貸款 。
The purchaser(s) shall by prescribed form apply to the Referred Second Mortgagee for mortgage loan, not less than 60 days before the due date of payment of the balance of the transaction price.
- (2) 買方須依照介紹之第二承按人之要求提供足夠之入息證明文件 。
The purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred Second Mortgagee.
- (3) 第二按揭貸款年期最長為 5 年或與第一按揭貸款同等年期 · 以較短者為準

The maximum tenor of second mortgage loan shall be 5 years or the same tenor of first mortgage loan, whichever is the shorter.

- (4) 第二按揭首 24 個月之年利率以介紹之第二承按人引用之最優惠利率(P)減 2.75% (P-2.75%)計算。其後的年利率以最優惠利率(P)加2.375%(P+2.375%)計算計算。P 為浮動利率，於本價單日期 P 為每年 5.375%。最終按揭利率以介紹之第二承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the first 24 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.75% (P-2.75%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate (P) plus 2.375% (P+2.375%). P is subject to fluctuation. P as at the date of this price list is 5.375% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- (5) 第二按揭貸款最高金額為成交金額的 30%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額或有關住宅物業的估價（以較低者為準）的 80%。

The maximum second mortgage loan amount shall be 30% of the transaction price, but the total amount of the first mortgage loan and the second mortgage loan together shall not exceed 80% of the transaction price or the valuation of the relevant residential property, whichever is the lower.

- (6) 第一按揭貸款銀行須為介紹之第二承按人所指定之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。

The first mortgagee bank shall be one which is nominated by the Referred Second Mortgagee. The purchaser(s) shall obtain the prior written consent from the first mortgagee bank for the application of second mortgage loan.

- (7) 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。

The applications for first mortgage loan and the second mortgage loan will be processed by the relevant mortgagees independently.

- (8) 所有第二按揭貸款及其相關擔保之法律文件必須由介紹之第二承按人指定律師行辦理，買方及其擔保人(如有)須支付所有第二按揭貸款及其擔保相關之律師費及雜費。

All legal documents of the second mortgage loan and its related guarantee shall be handled by the solicitors designated by the Referred Second Mortgagee and all legal costs and disbursement relating thereto shall be borne by the purchaser(s) and his/her/their guarantor(s) (if any).

- (9) 第二按揭貸款批出與否及其條款，介紹之第二承按人有最終決定權，其決定與賣方無關，賣方亦無需為此負責。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。

The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Referred Second Mortgagee. The decision is not related to the vendor and the vendor shall not be responsible therefor. Regardless the loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.

- (10) 第二按揭貸款受其他條款及細則約束。

The second mortgage loan is subject to other terms and conditions.

- (e) 「首2年每年3厘回報補貼優惠 “First Two Year Return Subsidy at 3% p.a. Benefit”

(只適用於選擇支付計劃 (4)(i)(C7)的買方)

Only applicable to the payment plans under paragraphs (4)(i)(C7).

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及售價餘款#，由完成買賣日翌日起計為期2年，買方每月可獲一筆現金補貼，每月補貼金額相等於售價乘以3%除以12。於上述補貼期間，現金補貼將於每月的第一個工作天存入買方於香港持牌銀行開立之戶口(或以其他由賣方決定的方式支付)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Purchase Price# according to the respective dates stipulated in the agreement for sale and purchase), monthly subsidy will be given to the Purchaser for a two-year period from the date immediately after the Completion Date. The amount of the monthly subsidy is equivalent to the Purchase Price times 3% divide by 12 months. The monthly subsidy will be deposited directly into the purchaser's bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) on the 1st working day of each calendar month during the aforesaid subsidy period.

以賣方代表律師實際收到款項日期計算

the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

- (f) 「首3年每年2厘回報補貼優惠 “First Three Year Return Subsidy at 2% p.a. Benefit ”
(只適用於選擇支付計劃 (4)(i)(C8)的買方)
Only applicable to the payment plans under paragraphs (4)(i)(C8).

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及售價餘款#，由完成買賣日翌日起計為期3年，買方每月可獲一筆現金補貼，每月補貼金額相等於售價乘以2%除以12。於上述補貼期間，現金補貼將於每月的第一個工作天存入買方於香港持牌銀行開立之戶口(或以其他由賣方決定的方式支付)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Purchase Price# according to the respective dates stipulated in the agreement for sale and purchase), monthly subsidy will be given to the Purchaser for a three-year period from the date immediately after the Completion Date. The amount of the monthly subsidy is equivalent to the Purchase Price times 2% divide by 12 months. The monthly subsidy will be deposited directly into the purchaser's bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) on the 1st working day of each calendar month during the aforesaid subsidy period.

以賣方代表律師實際收到款項日期計算

the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

- (g) 提前收樓裝修優惠 Early Occupation for Fitting-out Benefit

買方可選擇獲取提前收樓裝修優惠(「該優惠」)。買方如決定選擇獲取該優惠，在付清全部成交金額的前提下，可於2020年8月1日或之後向賣方提出書面申請該優惠。在賣方批准申請後，買方須簽署有關在所購住宅物業買賣成交前佔用該物業之許可協議(「許可協議」)(格式及內容由賣方訂明，買方不得要求任何修改)，主要條款如下：

The Purchaser may opt for obtaining the Early Occupation for Fitting-out Benefit (the “Benefit”). If the Purchaser decides to opt for obtaining the Benefit, then on the condition that the Purchaser has fully paid all the transaction price, the Purchaser may submit written application to the Vendor for the Benefit on or after 1 August 2020. Once the application is approved by the Vendor, the Purchaser shall execute a Licence Agreement (the “Licence Agreement”) for occupation of the residential property purchased before completion of sale and purchase of the same (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto), the principal terms of which are as follows:

1. 許可佔用期由賣方就有關發展項目之佔用許可證已發出且賣方能將該住宅物業交予買方一事向買方發出書面通知的日期後第 60 日開始，至該住宅物業買賣之成交日期為止；

The licence period shall commence from the 60th day after the date of the Vendor's written notice to the Purchaser that the Occupation Permit in respect of the Development has been issued and that the Vendor is in a position to hand over the residential property to the Purchaser, and until the date of completion of sale and purchase of the residential property;

2. 許可佔用期內，買方只可就該住宅物業進行裝修工程。買方不得遷入居住該住宅物業，亦不得容許或容忍他人遷入居住該住宅物業。

The user of the residential property during the licence period shall be limited to fitting-out works of the residential property only. The Purchaser shall not reside in the residential property nor shall permit or suffer other person(s) to reside therein.

3. 許可佔用期之許可費用金額為港幣10元，於簽署許可協議時支付。

The licence fee during the licence period shall be HK\$10.00, payable upon signing of the Licence Agreement.

4. 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費。賣方將負責繳付許可佔用期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等（如有）。

The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement. The Vendor will be responsible to pay for the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. (if any) of the residential property during the licence period.

詳情以相關交易文件條款作準。

Subject to the terms and conditions of the relevant transaction documents.

(h) 四折認購車位優惠 60% Off Carpark Purchase Benefit

凡於2020年2月22日至2020年3月31日期間(包括該兩日)，首五名簽署臨時買賣合約購買「泓碧」三房住宅物業(不論列於本價單或任何其他價單內)的買方，將有權購買指定的住宅停車位一個，售價為買方不時發出或修改之相關住宅停車位價單中相關停車位所列售價的四折。買方有單獨及絕對酌情權決定住宅停車位的售價及銷售安排，並會於容後公布。惟倘若買方未能於賣方其後公布的指明時間內行使其上述購買住宅停車位之權利，該權利將會自動失效，且不得於任何該時間之後行使。優惠受相關交易文件之條款及細則約束。

From 22 February 2020 till 31 March 2020(both dates inclusive), each of the first five Purchasers who signs the preliminary agreement for sale and purchase to purchase any of the 3-bedroom residential properties of "Altissimo" (whether included in this or any other price list) will have the benefit to have the right to purchase ONE of the designated Residential Car Parking Spaces with a 60% discount from the listed prices of the relevant Residential Car Parking Space as set out in the relevant Price List of Residential Car Parking Spaces to be issued or revised by the Vendor from time to time. The prices and the sale arrangements of Residential Car Parking Spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Purchaser fails to exercise the right to purchase the Residential Car Parking Space as stated above within the designated time to be announced by the Vendor, such right to purchase residential car parking space shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter. Subject to the terms and conditions of the relevant transaction documents.

(iv) 誰人負責支付買賣該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

- (a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契，買方及賣方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the purchaser appoints the vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

- (v) 買方須為就買賣該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

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser. The purchase shall also pay and bear the legal costs and disbursements in respect of any mortgage.

備註：買方如因任何原因需更改支付條款，必須得賣方事先同意，並須向賣方繳付\$7,500 不可退還手續費及自付全部相關額外費用。

Remark: If a Purchaser would like to change the payment terms for whatever reasons, the prior consent of the Vendor must be obtained and a non-refundable administrative fee of \$7,500 shall be payable by the Purchaser to the Vendor and the Purchaser shall bear all related extra expenses.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理:

Agents appointed by the vendor:

中原地產代理有限公司
Centaline Property Agency Limited

美聯物業代理有限公司
Midland Realty International Limited

利嘉閣地產有限公司
Ricacorp Properties Limited

香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司及旗下特許經營商

Century 21 Group Limited and Franchisees

香港地產代理商總會有限公司及其特許會員

Hong Kong Real Estate Agencies General Association Limited and Chartered Members

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

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

(6) 賣方就發展項目指定的互聯網網站的網址為：**www.altissimo.hk**

The address of the website designated by the vendor for the Development is: **www.altissimo.hk**