



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	爾巒 RIVA	期數 (如有) Phase No. (if any)	-- --
發展項目位置 Location of Development	映河路1號 1 Ying Ho 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)	780		

印製日期 Date of Printing	價單編號 Number of Price List
10 July 2014	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
28 August 2014	8A	價錢 Price

Price List No. 8A



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, 每平方米呎) 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.)									
				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
艾維奧大道1號洋房 Avio Boulevard House 1^	207.130 (2,230) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	46,926,000	226,553 (21,043)	-	-	-	25.965 (279)	91.164 (981)	23.765 (256)	28.957 (312)	11.398 (123)	-	6.560 (71)
艾維奧大道2號洋房 Avio Boulevard House 2^	200.498 (2,158) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,388,000	221,389 (20,569)	-	-	-	25.354 (273)	96.051 (1,034)	29.741 (320)	28.333 (305)	11.398 (123)	-	6.560 (71)
艾維奧大道3號洋房 Avio Boulevard House 3^	201.517 (2,169) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,718,000	221,907 (20,617)	-	-	-	25.354 (273)	100.775 (1,085)	31.339 (337)	28.333 (305)	11.398 (123)	-	4.415 (48)
艾維奧大道5號洋房 Avio Boulevard House 5^	202.439 (2,179) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,763,000	221,118 (20,543)	-	-	-	25.354 (273)	93.579 (1,007)	28.545 (307)	28.333 (305)	11.398 (123)	-	2.775 (30)
艾維奧大道6號洋房 Avio Boulevard House 6	159.664 (1,719) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,881,000	212,202 (19,710)	-	-	-	4.525 (49)	81.612 (878)	24.754 (266)	46.890 (505)	10.693 (115)	-	2.746 (30)
艾維奧大道7號洋房 Avio Boulevard House 7	159.618 (1,718) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,268,000	208,423 (19,364)	-	-	-	4.525 (49)	72.681 (782)	24.722 (266)	46.890 (505)	10.693 (115)	-	2.731 (29)
艾維奧大道8號洋房 Avio Boulevard House 8	159.167 (1,713) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	32,583,000	204,710 (19,021)	-	-	-	4.525 (49)	63.645 (685)	24.708 (266)	46.890 (505)	10.693 (115)	-	2.716 (29)
艾維奧大道9號洋房 Avio Boulevard House 9	171.231 (1,843) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	36,136,000	211,037 (19,607)	-	-	-	9.092 (98)	93.360 (1,005)	31.120 (335)	52.829 (569)	11.115 (120)	-	2.754 (30)

Price List No. 8A



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.)									
				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
巴維拉大道1號洋房 Bevera Boulevard House 1^	281.766 (3,033) 露台 Balcony:4.999 (54); 工作平台 Utility Platform:0.000 (0)	84,924,000	301,399 (28,000)	-	-	-	8.506 (92)	188.809 (2,032)	44.337 (477)	58.315 (628)	10.810 (116)	-	13.236 (142)
巴維拉大道2號洋房 Bevera Boulevard House 2^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	65,210,000	272,187 (25,285)	-	-	-	15.670 (169)	183.690 (1,977)	49.201 (530)	36.501 (393)	12.038 (130)	-	13.111 (141)
巴維拉大道6號洋房 Bevera Boulevard House 6^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	63,646,000	265,659 (24,679)	-	-	-	15.670 (169)	208.580 (2,245)	49.076 (528)	36.501 (393)	12.038 (130)	-	13.111 (141)
巴維拉大道7號洋房 Bevera Boulevard House 7^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	63,116,000	263,447 (24,473)	-	-	-	15.670 (169)	213.664 (2,300)	46.571 (501)	36.501 (393)	12.038 (130)	-	13.097 (141)
巴維拉大道8號洋房 Bevera Boulevard House 8^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	61,930,000	258,496 (24,013)	-	-	-	15.670 (169)	193.379 (2,082)	48.628 (523)	36.501 (393)	12.038 (130)	-	23.507 (253)
巴維拉大道9號洋房 Bevera Boulevard House 9^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	60,828,000	253,896 (23,586)	-	-	-	15.670 (169)	176.058 (1,895)	48.384 (521)	36.501 (393)	12.038 (130)	-	24.028 (259)
巴維拉大道10號洋房 Bevera Boulevard House 10^	237.757 (2,559) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	59,300,000	249,414 (23,173)	-	-	-	15.670 (169)	160.041 (1,723)	48.719 (524)	36.501 (393)	12.038 (130)	-	24.299 (262)
巴維拉大道11號洋房 Bevera Boulevard House 11^	204.293 (2,199) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	45,420,000	222,328 (20,655)	-	-	-	25.354 (273)	104.632 (1,126)	22.551 (243)	28.333 (305)	11.398 (123)	-	7.028 (76)

Price List No. 8A



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.)									
				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
巴維拉大道12號洋房 Bevera Boulevard House 12 <sup>^</sup>	203.986 (2,196) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	45,145,000	221,314 (20,558)	-	-	-	25.354 (273)	94.955 (1,022)	21.267 (229)	28.333 (305)	11.398 (123)	-	6.936 (75)
巴維拉大道15號洋房 Bevera Boulevard House 15 <sup>^</sup>	203.671 (2,192) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,857,000	220,242 (20,464)	-	-	-	25.354 (273)	85.666 (922)	21.014 (226)	28.333 (305)	11.398 (123)	-	6.984 (75)
巴維拉大道16號洋房 Bevera Boulevard House 16 <sup>^</sup>	207.701 (2,236) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	46,813,000	225,386 (20,936)	-	-	-	25.920 (279)	79.517 (856)	23.759 (256)	28.623 (308)	11.398 (123)	-	8.369 (90)
迪維尼亞大道1號洋房 Diveria Boulevard House 1 <sup>^</sup>	234.117 (2,520) 露台 Balcony:4.999 (54); 工作平台 Utility Platform:0.000 (0)	53,961,000	230,487 (21,413)	-	-	-	4.411 (47)	142.003 (1,529)	21.661 (233)	45.101 (485)	12.572 (135)	-	6.234 (67)
迪維尼亞大道2號洋房 Diveria Boulevard House 2	163.430 (1,759) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	34,484,000	211,002 (19,604)	-	-	-	4.525 (49)	68.344 (736)	22.448 (242)	46.890 (505)	10.693 (115)	-	6.459 (70)
迪維尼亞大道3號洋房 Diveria Boulevard House 3	163.653 (1,762) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	34,507,000	210,855 (19,584)	-	-	-	4.525 (49)	67.055 (722)	26.308 (283)	46.890 (505)	10.693 (115)	-	5.778 (62)
迪維尼亞大道5號洋房 Diveria Boulevard House 5	161.223 (1,735) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,932,000	210,466 (19,557)	-	-	-	4.525 (49)	65.373 (704)	27.388 (295)	46.890 (505)	10.693 (115)	-	4.751 (51)
迪維尼亞大道6號洋房 Diveria Boulevard House 6	157.861 (1,699) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,190,000	210,248 (19,535)	-	-	-	4.525 (49)	64.032 (689)	26.038 (280)	46.890 (505)	10.693 (115)	-	7.136 (77)

Price List No. 8A



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.)									
				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
迪維尼亞大道7號洋房 Diveria Boulevard House 7	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,476,000	211,691 (19,669)	-	-	-	4.525 (49)	72.422 (780)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道8號洋房 Diveria Boulevard House 8	157.351 (1,694) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,341,000	211,889 (19,682)	-	-	-	4.525 (49)	73.317 (789)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道9號洋房 Diveria Boulevard House 9	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,093,000	209,269 (19,444)	-	-	-	4.525 (49)	58.230 (627)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道10號洋房 Diveria Boulevard House 10	157.351 (1,694) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,055,000	210,072 (19,513)	-	-	-	4.525 (49)	62.598 (674)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道11號洋房 Diveria Boulevard House 11	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,337,000	210,812 (19,587)	-	-	-	4.525 (49)	67.216 (724)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道12號洋房 Diveria Boulevard House 12	157.351 (1,694) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,299,000	211,622 (19,657)	-	-	-	4.525 (49)	71.685 (772)	26.165 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道15號洋房 Diveria Boulevard House 15	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,579,000	212,343 (19,729)	-	-	-	4.525 (49)	76.309 (821)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道16號洋房 Diveria Boulevard House 16	157.474 (1,695) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,559,000	213,108 (19,799)	-	-	-	4.525 (49)	80.776 (869)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)

Price List No. 8A



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.)									
				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
迪維尼亞大道17號洋房 Diveria Boulevard House 17	158.032 (1,701) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,801,000	213,887 (19,871)	-	-	-	4.525 (49)	85.293 (918)	35.616 (383)	46.890 (505)	10.693 (115)	-	6.724 (72)
迪維尼亞大道18號洋房 Diveria Boulevard House 18	160.397 (1,727) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	34,866,000	217,373 (20,189)	-	-	-	4.637 (50)	76.660 (825)	37.480 (403)	47.236 (508)	10.693 (115)	-	6.528 (70)

Price List No. 8A

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 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
茵羅洛斯大道第1座 Helorus Boulevard Tower 1	22及23 (複式) 22&23(Duplex)	A*	156.771 (1,687) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	28,095,000	179,210 (16,654)	-	-	-	57.878 (623)	-	-	62.191 (669)	2.470 (27)	-	-
茵羅洛斯大道第1座 Helorus Boulevard Tower 1	22及23 (複式) 22&23(Duplex)	B*	150.265 (1,617) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	31,863,000	212,045 (19,705)	-	-	-	78.235 (842)	-	-	61.857 (666)	2.470 (27)	-	-
茵羅洛斯大道第6A座 Helorus Boulevard Tower 6A	23	A*^	158.168 (1,703) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	32,192,000	203,530 (18,903)	-	-	-	38.878 (418)	-	-	112.005 (1,206)	-	-	-

- (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，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)(A14) 現金付款計劃

Cash Payment Plan

此付款計劃不適用於購買洋房之買方。

This payment plan is not applicable to Purchasers of houses.

註：在第(4)(A14)段中，『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，皆以向下捨入方式換算至千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A14), “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. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest thousand 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. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(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，請帶備港幣\$600,000 銀行本票以支付部份臨時訂金，抬頭請寫『胡關李羅律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$600,000 made payable to “Woo, Kwan, Lee & Lo” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 60 日內繳付。  
5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of 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. 付款計劃優惠

Payment Plan Benefit

如選擇第(4)(A14)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A14).

2. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

如買方於簽署臨時買賣合約時不選擇新地會會員售價折扣優惠，則買方可獲賣方提供第(4)(A14)(iii)2 段所述之新地會會員傢俬禮券優惠。為免疑問，就每個住宅物業，買方只可享有第(4)(A14)(ii)2 段所述之新地會會員售價折扣優惠或第(4)(A14)(iii)2 段所述之新地會會員傢俬禮券優惠的其中一個優惠。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之優惠。

If the Purchaser does not choose the Price Discount Offer for SHKP Club Member upon the signing of preliminary agreement for sale and purchase, a Furniture Coupon Offer for SHKP Club Member set out in paragraph (4)(A14)(iii)2 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only be entitled to either one of the Price Discount Offer for SHKP Club Member as set out in paragraph (4)(A14)(ii)2 or the Furniture Coupon Offer for SHKP Club Member as set out in paragraph (4)(A14)(iii)2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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. 印花稅現金回贈

Stamp Duty Cash Rebate

(a) 凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方在按買賣合約完成住宅物業買賣交易後，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅(包括以新稅率計算的從價印花稅)的 70% 及(如適用)買家印花稅的 70%。**惟買方可就每張包含以下住宅物業(『特選住宅物業』)的買賣合約所獲得之印花稅現金回贈金額不可高於該買賣合約總樓價的 12%。**

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor equal to the total amount of 70% of ad valorem stamp duty (including the ad valorem stamp duty calculated with reference to the new rates) and (if applicable) 70% of buyer’s stamp duty chargeable on the agreement for sale and purchase. **However, the Stamp Duty Cash Rebate that**

**will be offered to a Purchaser for each agreement for sale and purchase covering any of the following residential properties (“Privilege Residential Properties”) shall not be higher than 12% of the total purchase price as stated in that agreement for sale and purchase.**

特選住宅物業：

Privilege Residential Properties:

茵羅洛斯大道第 1 座

Helorus Boulevard Tower 1

22 樓及 23 樓(複式) A 單位, 22 樓及 23 樓(複式) B 單位

22/F & 23/F (Duplex) Flat A, 22/F & 23/F (Duplex) Flat B

茵羅洛斯大道第 6A 座

Helorus Boulevard Tower 6A

23 樓 A 單位

23/F Flat A

- (b) 買方須於住宅物業的買賣交易日前最少 21 日以書面方式(連同下列文件)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額：

The Purchaser shall apply to the Vendor in writing (together with the following documents) for the Stamp Duty Cash Rebate at least 21 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate to part payment of the balance of the purchase price directly:

- (I) 申請須連同就買賣合約應付的所有印花稅的**正式繳付收據**；或

The application shall be accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase; or

- (II) 如在住宅物業的買賣交易日前的 51 日《2012 年印花稅(修訂)條例草案》及/或《2013 年印花稅(修訂)條例草案》並未通過致使買方未能及時提供相關印花稅的正式繳付收據，申請須連同已繳付的印花稅的**正式繳付收據**及買方根據買賣合約向賣方代表律師(作為保證金保存人)存放用於繳付印花稅的款項的**律師樓收據**。

If the Purchaser is unable to timely provide the official receipt(s) for payment of the relevant stamp duty due to the Stamp Duty (Amendment) Bill 2012 and/or the Stamp Duty (Amendment) Bill 2013 not being passed 51 days before the date of completion of the sale and purchase of the residential property, the application shall be accompanied with the **official receipt(s)** for stamp duty paid and the **solicitors' receipt(s)** for the sum deposited by the Purchaser in accordance with the agreement for sale and purchase with the Vendor's solicitors (as stakeholders) for payment of stamp duty.

- (c) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A14)(iii)3 段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company (“designated financing company”) (please see paragraph (4)(A14)(iii)3 for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (d) 在賣方支付印花稅現金回贈後，如實際無須繳付從價印花稅或買家印花稅或如實際應付的印花稅金額少於計算印花稅現金回贈金額的估算印花稅金額，買方須將賣方多付的印花稅現金回贈退回給賣方。如實際應付的印花稅金額多於計算印花稅現金回贈金額的估算印花稅金額，則賣方無須向買方支付任何其他印花稅現金回贈。

After the Vendor has paid the Stamp Duty Cash Rebate, if no ad valorem stamp duty or buyer's stamp duty is payable or if the amount of the stamp duty actually payable is lower than the estimated stamp duty amount on which the Stamp Duty Cash Rebate is calculated, the Purchaser has to refund the excess of the Stamp Duty Cash Rebate paid by the Vendor to the Vendor. If the amount of the stamp duty actually payable is higher than the estimated stamp duty amount on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other Stamp Duty Cash Rebate to the Purchaser.

- (e) 印花稅現金回贈受其他條款及細則約束。  
Stamp Duty Cash Rebate is subject to other terms and conditions.

## 2. 新地會會員傢俬禮券優惠

### Furniture Coupon Offer for SHKP Club Member

- (a) 屬新地會會員之買方如於簽署臨時買賣合約時決定不選擇第(4)(A14)(ii)2 段所述的新地會會員售價折扣優惠，可獲贈相等於樓價之 4%(以向下捨入方式換算至千位數)的 Indigo Living Limited(或賣方選擇之其他傢俬供應商)傢俬禮券(『新地會會員傢俬禮券優惠』)。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此新地會會員傢俬禮券優惠。

If the Purchaser, who is a SHKP Club member, decides not to choose the Price Discount Offer for SHKP Club Member stated in paragraph (4)(A14)(ii)2 at the same time as the signing of the preliminary agreement for sale and purchase, the Purchaser will be offered a furniture coupon of Indigo Living Limited (or other furniture supplier chosen by the Vendor), equivalent to 4% of purchase price (rounded down to the nearest thousand dollars) (“Furniture Coupon Offer for SHKP Club Member”). At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the Furniture Coupon Offer for SHKP Club Member.

- (b) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A14)(ii)2 段所述之新地會會員售價折扣優惠或第(4)(A14)(iii)2 段所述之新地會會員傢俬禮券優惠的其中一個優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only be entitled to either one of the Price Discount Offer for SHKP Club Member as set out in paragraph (4)(A14)(ii)2 or the Furniture Coupon Offer for SHKP Club Member as set out in paragraph (4)(A14)(iii)2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 新地會會員傢俬禮券優惠(包括其使用方法及期限等)受相關產品及服務提供者所訂之條款及條件約束。賣方不會就有關產品及服務質素承擔任何直接或間接的責任或損失。任何有關傢俬禮券之查詢，買方應直接聯絡相關產品及服務提供者。

Furniture Coupon Offer for SHKP Club Member (including the use and validity period thereof, etc.) is subject to the terms and conditions prescribed by the relevant product and service provider. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the relevant products and services. Enquiry relating to the furniture coupon should be directed to the relevant product and service provider.

- (d) 買方須於按買賣合約完成住宅物業買賣交易日後 14 日內，以書面方式向賣方申請新地會會員傢俬禮券優惠。賣方會於收到申請並確認有關資料無誤後的 45 日內通知買方，買方必須在 30 日內前往指定地點領取傢俬禮券。

The Purchaser shall apply to the Vendor in writing for the Furniture Coupon Offer for SHKP Club Member within 14 days after the date of completion of sale and purchase in accordance with the agreement for sale and purchase. The Vendor will notify the Purchaser within 45 days after the Vendor has received the application and duly verified the information. The Purchaser should collect the Furniture Coupon at the designated location within 30 days.

3. 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時申請。過渡性貸款金額相等於就買賣合約應付的從價印花稅(包括以新稅率計算的從價印花稅)的 70% 及(如適用)買家印花稅的 70%。**惟買方可就每張包含任何特選住宅物業的買賣合約所獲得之過渡性貸款金額不可高於該買賣合約總樓價的 12%。**過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。利率以香港上海滙豐銀行有限公司之港元最優惠利率加 2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase. The Transitional Loan amount is equal to the total amount of 70% of ad valorem stamp duty (including ad valorem stamp duty calculated with reference to the new rates) and (if applicable) 70% of buyer’s stamp duty. **However, the Transitional Loan amount that may be available to a Purchaser for each agreement for sale and purchase covering any of the Privilege Residential Properties shall not be higher than 12% of the total purchase price as stated in that agreement for sale and purchase.** The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.** For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of making the final decision of the approval and disapproval of the Transitional Loan.

如買方沒有使用過渡性貸款，可獲港幣3,000元新地商場現金禮券(按每個樓價為港幣700萬元以下的住宅物業計)，或港幣5,000元新地商場現金禮券(按每個樓價為港幣700萬元或以上的住宅物業計) (『新地商場現金禮券優惠』)。

If the Purchaser does not utilize the Transitional Loan, HK\$3,000 SHKP mall cash coupon (for each residential property of which the purchase price is lower than HK\$7 million) or HK\$5,000 SHKP mall cash coupon (for each residential property of which the purchase price is equal to or higher than HK\$7 million) would be offered (“SHKP Mall Cash Coupon Offer”).

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或新地商場現金禮券優惠的其中一個優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain SHKP Mall Cash Coupon Offer. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

新地商場現金禮券優惠及新地商場現金禮券(包括其使用方法及期限等)受其他條款及條件約束。

SHKP Mall Cash Coupon Offer and SHKP mall cash coupon (including the use and validity period thereof, etc.) are subject to other terms and conditions.

買方須按買賣合約完成住宅物業買賣交易後14日內，以書面方式向賣方申請新地商場現金禮券優惠。賣方會於收到申請並確認有關資料無誤後的45日內通知買方，買方必須在30日內前往指定地點領取新地商場現金禮券。

Within 14 days after the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall apply

to the Vendor in writing for the SHKP Mall Cash Coupon Offer. The Vendor will notify the Purchaser within 45 days after the Vendor has received the application and duly verified the information. The Purchaser should collect the SHKP mall cash coupon at the designated location within 30 days.

#### 4. 備用第二按揭貸款 Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少 60 日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首 12 個月之按揭利率為香港上海滙豐銀行有限公司之港元最優惠利率(『港元最優惠利率』)減 2.5%p.a.，期後之按揭利率以港元最優惠利率加 1% p.a.計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate for the second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.5% p.a.; thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a. (subject to fluctuation). The final mortgage interest rate will be subject to final approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的 20%(如淨樓價為港幣 700 萬元以下)，或淨樓價的 25%(如淨樓價為港幣 700 萬元或以上)，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的 85%，或應繳付之樓價餘額，以低者為準。淨樓價指扣除第(4)(A14)(iii)1 段所述的印花稅現金回贈後的住宅物業之樓價。  
The maximum second mortgage loan amount shall be 20% of the net purchase price (if the net purchase price is lower than HK\$7 million) or 25% of the net purchase price (if the net purchase price is equal to or higher than HK\$7 million), but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(A14)(iii)1.
- (d) 第二按揭貸款年期最長為 20 年，或第一按揭貸款之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就有關第二按揭貸款申請支付港幣\$5,000 不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All of the above offers (if any) and the approval or disapproval of the second mortgage loan are subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

#### 5. 住宅停車位優惠

##### Offer of Residential Car Parking Space

選購於價單上設有符號“\*”的住宅物業的買方可獲認購 2 個爾巒住宅停車位之權利。住宅停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The Purchaser of a residential property that is marked with a “\*” in the price list shall have an option to purchase TWO residential car parking spaces in Riva. The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不減損買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 7. 「餐桌連櫃組合」優惠

##### “Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」價值如下：



The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an "as is" condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛斯大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛斯大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛斯大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12,15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予一手買方。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser only.

(iv) 誰人負責支付買賣該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. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付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 act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙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 chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, 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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(B14) 靈活付款計劃  
Flexible Payment Plan

此付款計劃不適用於購買洋房之買方。

This payment plan is not applicable to Purchasers of houses.

註：在第(4)(B14)段中，『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，皆以向下捨入方式換算至千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B14), “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. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest thousand 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. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(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，請帶備港幣\$600,000 銀行本票以支付部份臨時訂金，抬頭請寫『胡關李羅律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$600,000 made payable to “Woo, Kwan, Lee & Lo” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 60 日內繳付。  
5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 210 日內繳付。  
5% of the purchase price shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of 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. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

如買方於簽署臨時買賣合約時不選擇新地會會員售價折扣優惠，則買方可獲賣方提供第(4)(B14)(iii)4 段所述之新地會會員傢俬禮券優惠。為免疑問，就每個住宅物業，買方只可享有第(4)(B14)(ii)1 段所述之新地會會員售價折扣優惠或第(4)(B14)(iii)4 段所述之新地會會員傢俬禮券優惠的其中一個優惠。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之優惠。

If the Purchaser does not choose the Price Discount Offer for SHKP Club Member upon the signing of preliminary agreement for sale and purchase, a Furniture Coupon Offer for SHKP Club Member set out in paragraph (4)(B14)(iii)4 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only be entitled to either one of the Price Discount Offer for SHKP Club Member as set out in paragraph (4)(B14)(ii)1 or the Furniture Coupon Offer for SHKP Club Member as set out in paragraph (4)(B14)(iii)4. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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. 提前成交優惠

Early Completion Benefit

(a) 如選擇第(4)(B14)段所述的付款計劃之買方提前於買賣合約訂明的交易日之前，繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交優惠(『提前成交優惠』)。

Where the Purchaser chooses the payment plan stated in paragraph (4)(B14), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Benefit (“Early Completion Benefit”) offered by the Vendor according to the table below.

提前成交優惠列表

Early Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交優惠金額 Early Completion Benefit amount
簽署臨時買賣合約的日期後 181 日至 210 日期間內 Within the period from 181 days to 210 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 4% 4% of the purchase price
簽署臨時買賣合約的日期後 211 日至 290 日期間內 Within the period from 211 days to 290 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 291 日至 370 日期間內 Within the period from 291 days to 370 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 2% 2% of the purchase price
簽署臨時買賣合約的日期後 371 日至 450 日期間內 Within the period from 371 days to 450 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

- (b) 買方須於完成住宅物業的買賣的提前交易日前最少 21 日，以書面向賣方提出申請提前成交優惠，賣方會於收到申請並確認有關資料無誤後將提前成交優惠直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the Early Completion Benefit at least 21 days before the date of early completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Completion Benefit to part payment of the balance of the purchase price directly.

- (c) 如提前成交優惠列表中訂明的期限的最後一日不是工作日 (按《一手住宅物業銷售條例》第 2(1)條所定義)，則以下一個工作日為提前交易日。

If the last day of each of the periods as set out in the Early Completion Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the date of early completion shall fall on the next working day.

2. 提前入住優惠 (只適用於個人名義買方及每間樓價為港幣 600 萬元或以上的住宅物業 (『指定住宅物業』))

Early Move-in Offer (Applicable only to the Purchaser who is individual(s) and to each residential property of which the purchase price is equal to or higher than HK\$6 million (“designated residential properties”))

- (a) 受限於以下的先決條件，賣方可給予買方入住許可證以准許買方以許可人的身份佔用指定住宅物業：-

The Vendor may grant a licence to the Purchaser to occupy the designated residential property as a licensee subject to the following conditions precedent:-

- (I) 買方於簽署臨時買賣合約購買指定住宅物業之後任何時間可向賣方遞交買方已簽妥的提前入住優惠的申請表格；  
submission of an application form duly signed by the Purchaser to the Vendor for the Early Move-in Offer at any time after the signing of the preliminary agreement for sale and purchase of a designated residential property;

- (II) 買方已根據買賣合約向賣方繳付不少於樓價 20% 及另外繳付相等於樓價 10% 之入住許可證費用(不論許可期的長短)；  
the Purchaser has paid to the Vendor not less than 20% of purchase price in accordance with the agreement for sale and purchase and separately paid a licence fee equivalent to 10% of the purchase price (irrespective of the length of the licence period);
- (III) 許可期的首日不可早於買方簽署臨時買賣合約後 180 日，而許可期必須隨指定住宅物業的買賣按買賣合約交易完成而終止，但無論如何許可期必須在簽署臨時買賣合約的日期後 540 日內終止；  
the licence period shall not commence on a date earlier than 180 days after the signing of the preliminary agreement for sale and purchase by the Purchaser and shall end together with the completion of the sale and purchase of the designated residential property in accordance with the agreement for sale and purchase, but in any event within 540 days after the date of signing of the preliminary agreement for sale and purchase;
- (IV) 買方已同意繳付按以下第(4)(B14)(iii)2(b)段所計算每個曆月之行政費用；  
the Purchaser has agreed to pay the monthly administrative fee calculated in accordance with paragraph (4)(B14)(iii)2(b) below;
- (V) 買方已簽署一份經由賣方訂明的許可協議；  
a Licence Agreement in a prescribed form of the Vendor has been signed by the Purchaser;
- (VI) 買方已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 has agreed to bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement; and
- (VII) 任何其他由賣方施加的條款及細則。  
any other terms and conditions as shall be imposed by the Vendor.
- (b) 在許可期內，買方須每月向賣方預先繳交以住宅單位的實用面積計算每平方呎及每個曆月港幣 5 元之行政費用。行政費用按曆月收取，即使相關期間不足一個月亦以一個月計算。賣方負責住宅物業之相關管理費、地租及差餉，其他雜費則由買方負責。  
The Purchaser shall pay the Vendor in advance a monthly administrative fee of HK\$5 per square foot of the saleable area of the residential property per calendar month during the licence period. The administrative fee is charged on calendar monthly basis and the relevant period will be treated as one month even if it is less than one month. The Vendor shall be responsible for management fees, Government rent and rates of the residential property while all other outgoings and expenses shall be borne by the Purchaser.
- (c) 如買方按買賣合約完成住宅物業買賣，入住許可證費用(即樓價 10%，不含利息)將用作繳付部份樓價餘額。買方須於住宅物業的買賣交易日前最少 21 日，以書面方式通知賣方實際完成交易日期。賣方會於收到通知並確認有關資料無誤後將入住許可證費用直接用於支付部份樓價餘額。  
If the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the licence fee (i.e. 10% of purchase price, without interest) will be used for part payment of balance of purchase price. The Purchaser shall notify the Vendor in writing of the actual date of completion at least 21 days before the date of completion of the sale and purchase. The Vendor will apply the licence fee to part payment of the balance of the purchase price directly after the Vendor has received the notification and duly verified the information.
- (d) 為免疑問，使用第(4)(B14)(iii)2 段之提前入住優惠之買方，亦可享第(4)(B14)(iii)1 段之提前成交優惠。  
For the avoidance of doubt, the Purchaser who enjoys the Early Move-in Offer set out in paragraph (4)(B14)(iii)2 can also utilize the Early Completion Benefit set out in paragraph (4)(B14)(iii)1.

3. 印花稅現金回贈  
Stamp Duty Cash Rebate

- (a) 凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方在按買賣合約完成住宅物業買賣交易後，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅(包括以新稅率計算的從價印花稅)的 70% 及(如適用)買家印花稅的 70%。**惟買方可就每張包含以下住宅物業(『特選住宅物業』)的買賣合約所獲得之印花稅現金回贈金額不可高於該買賣合約總樓價的 12%。**

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor equal to the total amount of 70% of ad valorem stamp duty (including the ad valorem stamp duty calculated with reference to the new rates) and (if applicable) 70% of buyer’s stamp duty chargeable on the agreement for sale and purchase. **However, the Stamp Duty Cash Rebate that will be offered to a Purchaser for each agreement for sale and purchase covering any of the following residential properties (“Privilege Residential Properties”) shall not be higher than 12% of the total purchase price as stated in that agreement for sale and purchase.**

特選住宅物業：

Privilege Residential Properties:

茵羅洛斯大道第 1 座

Helorus Boulevard Tower 1

22 樓及 23 樓(複式) A 單位, 22 樓及 23 樓(複式) B 單位

22/F & 23/F (Duplex) Flat A, 22/F & 23/F (Duplex) Flat B

茵羅洛斯大道第 6A 座

Helorus Boulevard Tower 6A

23 樓 A 單位

23/F Flat A

- (b) 買方須於住宅物業的買賣交易日前最少 21 日以書面方式 (連同下列文件) 向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額：

The Purchaser shall apply to the Vendor in writing (together with the following documents) for the Stamp Duty Cash Rebate at least 21 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate to part payment of the balance of the purchase price directly:

- (I) 申請須連同就買賣合約應付的所有印花稅的**正式繳付收據**；或

The application shall be accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase; or

- (II) 如在住宅物業的買賣交易日前的 51 日《2012 年印花稅(修訂)條例草案》及/或《2013 年印花稅(修訂)條例草案》並未通過致使買方未能及時提供相關印花稅的正式繳付收據，申請須連同已繳付的印花稅的**正式繳付收據**及買方根據買賣合約向賣方代表律師(作為保證金保存人)存放用於繳付印花稅的款項的**律師樓收據**。

If the Purchaser is unable to timely provide the official receipt(s) for payment of the relevant stamp duty due to the Stamp Duty (Amendment) Bill 2012 and/or the Stamp Duty (Amendment) Bill 2013 not being passed 51 days before the date of completion of the sale and purchase of the residential

property, the application shall be accompanied with the **official receipt(s)** for stamp duty paid and the **solicitors' receipt(s)** for the sum deposited by the Purchaser in accordance with the agreement for sale and purchase with the Vendor's solicitors (as stakeholders) for payment of stamp duty.

- (c) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B14)(iii)5 段), 則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款, 餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(B14)(iii)5 for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (d) 在賣方支付印花稅現金回贈後, 如實際無須繳付從價印花稅或買家印花稅或如實際應付的印花稅金額少於計算印花稅現金回贈金額的估算印花稅金額, 買方須將賣方多付的印花稅現金回贈退回給賣方。如實際應付的印花稅金額多於計算印花稅現金回贈金額的估算印花稅金額, 則賣方無須向買方支付任何其他印花稅現金回贈。

After the Vendor has paid the Stamp Duty Cash Rebate, if no ad valorem stamp duty or buyer's stamp duty is payable or if the amount of the stamp duty actually payable is lower than the estimated stamp duty amount on which the Stamp Duty Cash Rebate is calculated, the Purchaser has to refund the excess of the Stamp Duty Cash Rebate paid by the Vendor to the Vendor. If the amount of the stamp duty actually payable is higher than the estimated stamp duty amount on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other Stamp Duty Cash Rebate to the Purchaser.

- (e) 印花稅現金回贈受其他條款及細則約束。  
Stamp Duty Cash Rebate is subject to other terms and conditions.

#### 4. 新地會會員傢俬禮券優惠

##### Furniture Coupon Offer for SHKP Club Member

- (a) 屬新地會會員之買方如於簽署臨時買賣合約時決定不選擇第(4)(B14)(ii)1 段所述的新地會會員售價折扣優惠, 可獲贈相等於樓價之 4%(以向下捨入方式換算至千位數)的 Indigo Living Limited(或賣方選擇之其他傢俬供應商)傢俬禮券(『新地會會員傢俬禮券優惠』)。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員, 方可享此新地會會員傢俬禮券優惠。

If the Purchaser, who is a SHKP Club member, decides not to choose the Price Discount Offer for SHKP Club Member stated in paragraph (4)(B14)(ii)1 at the same time as the signing of the preliminary agreement for sale and purchase, the Purchaser will be offered a furniture coupon of Indigo Living Limited (or other furniture supplier chosen by the Vendor), equivalent to 4% of purchase price (rounded down to the nearest thousand dollars) ("Furniture Coupon Offer for SHKP Club Member"). At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the Furniture Coupon Offer for SHKP Club Member.

- (b) 為免疑問, 就每個住宅物業的買賣, 買方只可享有第(4)(B14)(ii)1 段所述之新地會會員售價折扣優惠或第(4)(B14)(iii)4 段所述之新地會會員傢俬禮券優惠的其中一個優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only be entitled to either one of the Price Discount Offer for SHKP Club Member as set out in paragraph (4)(B14)(ii)1 or the Furniture Coupon Offer for SHKP Club Member as set out in paragraph (4)(B14)(iii)4. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 新地會會員傢俬禮券優惠(包括其使用方法及期限等)受相關產品及服務提供者所訂之條款及條件約束。賣方不會就有關產品及服務質素承擔任何直接或間接的責任或損失。任何有關傢俬禮券之查詢，買方應直接聯絡相關產品及服務提供者。

Furniture Coupon Offer for SHKP Club Member (including the use and validity period thereof, etc.) is subject to the terms and conditions prescribed by the relevant product and service provider. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the relevant products and services. Enquiry relating to the furniture coupon should be directed to the relevant product and service provider.

- (d) 買方須於按買賣合約完成住宅物業買賣交易日後 14 日內，以書面方式向賣方申請新地會會員傢俬禮券優惠。賣方會於收到申請並確認有關資料無誤後的 45 日內通知買方，買方必須在 30 日內前往指定地點領取傢俬禮券。

The Purchaser shall apply to the Vendor in writing for the Furniture Coupon Offer for SHKP Club Member within 14 days after the date of completion of sale and purchase in accordance with the agreement for sale and purchase. The Vendor will notify the Purchaser within 45 days after the Vendor has received the application and duly verified the information. The Purchaser should collect the Furniture Coupon at the designated location within 30 days.

5. 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時申請。過渡性貸款金額相等於就買賣合約應付的從價印花稅(包括以新稅率計算的從價印花稅)的 70% 及(如適用)買家印花稅的 70%。**惟買方可就每張包含任何特選住宅物業的買賣合約所獲得之過渡性貸款金額不可高於該買賣合約總樓價的 12%。**過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。利率以香港上海滙豐銀行有限公司之港元最優惠利率加 2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase. The Transitional Loan amount is equal to the total amount of 70% of ad valorem stamp duty (including ad valorem stamp duty calculated with reference to the new rates) and (if applicable) 70% of buyer’s stamp duty. **However, the Transitional Loan amount that may be available to a Purchaser for each agreement for sale and purchase covering any of the Privilege Residential Properties shall not be higher than 12% of the total purchase price as stated in that agreement for sale and purchase.** The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.** For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of making the final decision of the approval and disapproval of the Transitional Loan.

如買方沒有使用過渡性貸款，可獲港幣3,000元新地商場現金禮券(按每個樓價為港幣700萬元以下的住宅物業計)，或港幣5,000元新地商場現金禮券(按每個樓價為港幣700萬元或以上的住宅物業計)(『新地商場現金禮券優惠』)。

If the Purchaser does not utilize the Transitional Loan, HK\$3,000 SHKP mall cash coupon (for each residential property of which the purchase price is lower than HK\$7 million) or HK\$5,000 SHKP mall cash coupon (for each residential property of which the purchase price is equal to or higher than HK\$7 million) would be offered (“SHKP Mall Cash Coupon Offer”).

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或新地商場現金禮券優惠的其中一個優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain SHKP Mall Cash Coupon Offer. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

新地商場現金禮券優惠及新地商場現金禮券(包括其使用方法及期限等)受其他條款及條件約束。

SHKP Mall Cash Coupon Offer and SHKP mall cash coupon (including the use and validity period thereof, etc.) are subject to other terms and conditions.

買方須按買賣合約完成住宅物業買賣交易後14日內，以書面方式向賣方申請新地商場現金禮券優惠。賣方會於收到申請並確認有關資料無誤後的45日內通知買方，買方必須在30日內前往指定地點領取新地商場現金禮券。

Within 14 days after the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall apply to the Vendor in writing for the SHKP Mall Cash Coupon Offer. The Vendor will notify the Purchaser within 45 days after the Vendor has received the application and duly verified the information. The Purchaser should collect the SHKP mall cash coupon at the designated location within 30 days.

#### 6. 備用第二按揭貸款

##### Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少 60 日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首 12 個月之按揭利率為香港上海滙豐銀行有限公司之港元最優惠利率(『港元最優惠利率』)減 2.5%p.a.，期後之按揭利率以港元最優惠利率加 1% p.a.計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate for the second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.5% p.a.; thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a. (subject to fluctuation). The final mortgage interest rate will be subject to final approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的 20%(如淨樓價為港幣 700 萬元以下)，或淨樓價的 25%(如淨樓價為港幣 700 萬元或以上)，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的 80%，或應繳付之樓價餘額，以低者為準。淨樓價指扣除第(4)(B14)(iii)3 段所述的印花稅現金回贈及第(4)(B14)(iii)1 段所述的提前成交優惠(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price (if the net purchase price is lower than HK\$7 million), or 25% of the net purchase price (if the net purchase price is equal to or higher than HK\$7 million), but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(B14)(iii)3 and Early Completion Benefit (if any) as set out in paragraph (4)(B14)(iii)1.

- (d) 第二按揭貸款年期最長為 20 年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就有關第二按揭貸款申請支付港幣\$5,000 不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All of the above offers (if any) and the approval or disapproval of the second mortgage loan are subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

#### 7. 住宅停車位優惠

##### Offer of Residential Car Parking Space

選購於價單上設有符號“\*”購的住宅物業的買方可獲認購 2 個爾巒住宅停車位之權利。住宅停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The Purchaser of a residential property that is marked with a “\*” in the price list shall have an option to purchase TWO residential car parking spaces in Riva. The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

#### 8. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不減損買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

9. 「餐桌連櫃組合」優惠  
“Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」價值如下：

The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an "as is" condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛斯大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛斯大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛斯大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12,15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予一手買方。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser only.

(iv) 誰人負責支付買賣該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. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付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 act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙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 chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, 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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C14) 900 日特長成交付款計劃  
900 Days Stage Payment Plan

此付款計劃不適用於購買洋房之買方。

This payment plan is not applicable to Purchasers of houses.

註：在第(4)(C14)段中，『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，皆以向下捨入方式換算至千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C14), “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. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest thousand 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. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(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，請帶備港幣\$600,000 銀行本票以支付部份臨時訂金，抬頭請寫『胡關李羅律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$600,000 made payable to “Woo, Kwan, Lee & Lo” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 60 日內繳付。  
5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 360 日內繳付。  
5% of the purchase price shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 5% 於簽署臨時買賣合約的日期後 540 日內繳付。  
5% of the purchase price shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

6. 樓價 75%(樓價餘額)於簽署臨時買賣合約的日期後 900 日內繳付。  
75% of the purchase price (balance of purchase price) shall be paid within 900 days after the date of 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

無  
Nil

- (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. 提前成交優惠  
Early Completion Benefit

- (a) 如選擇第(4)(C14)段所述的付款計劃之買方提前於買賣合約訂明的交易日之前，繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交優惠(『提前成交優惠』)。

Where the Purchaser chooses the payment plan stated in paragraph (4)(C14), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Benefit (“Early Completion Benefit”) offered by the Vendor according to the table below.

提前成交優惠列表

Early Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交優惠金額 Early Completion Benefit amount
簽署臨時買賣合約的日期後 181 日至 630 日期間內 Within the period from 181 days to 630 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 631 日至 720 日期間內 Within the period from 631 days to 720 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 2.5% 2.5% of the purchase price
簽署臨時買賣合約的日期後 721 日至 810 日期間內 Within the period from 721 days to 810 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1.5% 1.5% of the purchase price

- (b) 買方須於完成住宅物業的買賣的提前交易日前最少 21 日，以書面向賣方提出申請提前成交優惠，賣方會於收到申請並確認有關資料無誤後將提前成交優惠直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the Early Completion Benefit at least 21 days before the date of early completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Completion Benefit to part payment of the balance of the purchase price directly.

- (c) 如提前成交優惠列表中訂明的期限的最後一日不是工作日 (按《一手住宅物業銷售條例》第 2(1)條所定義)，則以下一個工作日為提前交易日。  
If the last day of each of the periods as set out in the Early Completion Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the date of early completion shall fall on the next working day.

## 2. 印花稅現金回贈 Stamp Duty Cash Rebate

- (a) 凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方在按買賣合約完成住宅物業買賣交易後，可獲賣方提供印花稅現金回贈 (『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅(包括以新稅率計算的從價印花稅)的 70%及(如適用)買家印花稅的 70%。  
**惟買方可就每張包含以下住宅物業(『特選住宅物業』)的買賣合約所獲得之印花稅現金回贈金額不可高於該買賣合約總樓價的 12%。**

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor equal to the total amount of 70% of ad valorem stamp duty (including the ad valorem stamp duty calculated with reference to the new rates) and (if applicable) 70% of buyer’s stamp duty chargeable on the agreement for sale and purchase. **However, the Stamp Duty Cash Rebate that will be offered to a Purchaser for each agreement for sale and purchase covering any of the following residential properties (“Privilege Residential Properties”) shall not be higher than 12% of the total purchase price as stated in that agreement for sale and purchase.**

特選住宅物業：

Privilege Residential Properties:

茵羅洛斯大道第 1 座

Helorus Boulevard Tower 1

22 樓及 23 樓(複式) A 單位, 22 樓及 23 樓(複式) B 單位

22/F & 23/F (Duplex) Flat A, 22/F & 23/F (Duplex) Flat B

茵羅洛斯大道第 6A 座

Helorus Boulevard Tower 6A

23 樓 A 單位

23/F Flat A

- (b) 買方須於住宅物業的買賣交易日前最少 21 日以書面方式 (連同下列文件) 向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額：

The Purchaser shall apply to the Vendor in writing (together with the following documents) for the Stamp Duty Cash Rebate at least 21 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate to part payment of the balance of the purchase price directly:



- (I) 申請須連同就買賣合約應付的所有印花稅的**正式繳付收據**；或  
The application shall be accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase; or
- (II) 如在住宅物業的買賣交易日前的 51 日《2012 年印花稅(修訂)條例草案》及/或《2013 年印花稅(修訂)條例草案》並未通過致使買方未能及時提供相關印花稅的正式繳付收據，申請須連同已繳付的印花稅的**正式繳付收據**及買方根據買賣合約向賣方代表律師(作為保證金保存人)存放用於繳付印花稅的款項的**律師樓收據**。  
If the Purchaser is unable to timely provide the official receipt(s) for payment of the relevant stamp duty due to the Stamp Duty (Amendment) Bill 2012 and/or the Stamp Duty (Amendment) Bill 2013 not being passed 51 days before the date of completion of the sale and purchase of the residential property, the application shall be accompanied with the **official receipt(s)** for stamp duty paid and the **solicitors' receipt(s)** for the sum deposited by the Purchaser in accordance with the agreement for sale and purchase with the Vendor's solicitors (as stakeholders) for payment of stamp duty.

- (c) 在賣方支付印花稅現金回贈後，如實際無須繳付從價印花稅或買家印花稅或如實際應付的印花稅金額少於計算印花稅現金回贈金額的估算印花稅金額，買方須將賣方多付的印花稅現金回贈退回給賣方。如實際應付的印花稅金額多於計算印花稅現金回贈金額的估算印花稅金額，則賣方無須向買方支付任何其他印花稅現金回贈。

After the Vendor has paid the Stamp Duty Cash Rebate, if no ad valorem stamp duty or buyer's stamp duty is payable or if the amount of the stamp duty actually payable is lower than the estimated stamp duty amount on which the Stamp Duty Cash Rebate is calculated, the Purchaser has to refund the excess of the Stamp Duty Cash Rebate paid by the Vendor to the Vendor. If the amount of the stamp duty actually payable is higher than the estimated stamp duty amount on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other Stamp Duty Cash Rebate to the Purchaser.

- (d) 印花稅現金回贈受其他條款及細則約束。  
Stamp Duty Cash Rebate is subject to other terms and conditions.

### 3. 備用第二按揭貸款 Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少 60 日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首 12 個月之按揭利率為香港上海滙豐銀行有限公司之港元最優惠利率(『港元最優惠利率』)減 2.5% p.a.，期後之按揭利率以港元最優惠利率加 1% p.a.計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate for the second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.5% p.a.; thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a. (subject to fluctuation). The final mortgage interest rate will be subject to final approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的 20%(如淨樓價為港幣 700 萬元以下)，或淨樓價的 25%(如淨樓價為港幣 700 萬元或以上)，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的 75%，或應繳付之樓價餘額，以低者為準。淨樓價指扣除第(4)(C14)(iii)2 段所述的印花稅現金回贈及第(4)(C14)(iii)1 段提前成交優惠(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price (if the net purchase price is lower than HK\$7 million), or 25% of the net purchase price (if the net purchase price is equal to or higher than HK\$7 million), but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C14)(iii)2 and Early Completion Benefit (if any) as set out in paragraph (4)(C14)(iii)1.

- (d) 第二按揭貸款年期最長為 20 年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

- (i) 買方需就有關第二按揭貸款申請支付港幣\$5,000 不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All of the above offers (if any) and the approval or disapproval of the second mortgage loan are subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

#### 4. 住宅停車位優惠

##### Offer of Residential Car Parking Space

選購於價單上設有符號“\*”的住宅物業的買方可獲認購 2 個爾巒住宅停車位之權利。住宅停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The Purchaser of a residential property that is marked with a “\*” in the price list shall have an option to purchase TWO residential car parking spaces in Riva. The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

5. 首3年保養優惠  
First 3 Years Maintenance Offer

在不減損買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

6. 「餐桌連櫃組合」優惠  
“Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」價值如下：

The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an “as is” condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛斯大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛斯大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛斯大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12,15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予一手買方。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser only.

(iv) 誰人負責支付買賣該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. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付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 act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙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 chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅 (包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, 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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(G2) 150 日付款計劃  
150 Days Payment Plan

此付款計劃只適用於購買洋房之買方。

This payment plan is only applicable to the Purchaser of houses.

註：在第(4)(G2)段中，『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，皆以向下捨入方式換算至千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 120 日。

Note: In paragraph (4)(G2), “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. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest thousand 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. The date of completion shall not be earlier than 120 days after signing of the preliminary agreement for sale and purchase.

(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，請帶備港幣\$600,000 銀行本票以支付部份臨時訂金，抬頭請寫『胡關李羅律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$600,000 made payable to “Woo, Kwan, Lee & Lo” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 60 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 90% (樓價餘額) 於簽署臨時買賣合約的日期後 150 日內繳付。  
90% of the purchase price (balance of purchase price) shall be paid within 150 days after the date of 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. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(G2)段所述的付款計劃之買方，可獲 6% 售價折扣優惠。

A 6% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(G2).

2. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 5% 售價折扣優惠。最少一位個人買方(如買方是以個人名義) 或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 5% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

3. 洋房置業售價折扣優惠

House Purchase Price Discount Offer

(a) 凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約之買方，可獲 10% 售價折扣優惠。

A 10% discount on the price would be offered to the Purchaser if the Purchaser signs the preliminary agreement for sale and purchase on or before 31 October 2014.

(b) 如買方於簽署臨時買賣合約時不選擇洋房置業售價折扣優惠，則買方可獲賣方提供第(4)(G2)(iii)1 段所述之成交優惠。為免疑問，就每個住宅物業，買方只可享有洋房置業售價折扣優惠或第(4)(G2)(iii)1 段所述之成交優惠。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之優惠。

If the Purchaser does not choose the House Purchase Price Discount Offer upon the signing of preliminary agreement for sale and purchase, the Completion Offers set out in paragraph (4)(G2)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the House Purchase Price Discount Offer or the Completion Benefit as set out in paragraph (4)(G2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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. 成交優惠

Completion Benefit

如買方於簽署臨時買賣合約時不選擇第(4)(G2)(ii)3段所述之洋房置業售價折扣優惠，則買方可獲賣方提供下述成交優惠：

If the Purchaser does not choose the House Purchase Price Discount Offer as set out in paragraph (4)(G2)(ii)3 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Completion Benefit:

(a) 成交優惠

Completion Benefit

- 凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方在按買賣合約完成住宅物業買賣交易後，可獲賣方提供相等於住宅物業樓價 10% 之成交優惠(『成交優惠』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor equal to 10% of the purchase price of the residential property.

- 買方須於完成住宅物業的買賣的交易日前最少 21 日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 21 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Completion Benefit to part payment of the balance of the purchase price directly.

- 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(G2)(iii)1(b)段)，則成交優惠會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“designated financing company”) (please see paragraph (4)(G2)(iii)1(b) for details), then the Completion Benefit will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時申請。過渡性貸款金額相等於就買賣合約應付的從價印花稅(包括以新稅率計算的從價印花稅)的 70% 及(如適用)買家印花稅的 70%。**惟買方可就每張買賣合約所獲得之過渡性貸款金額不可高於該買賣合約總樓價的 10%。**過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。利率以香港上海匯豐銀行有限公司之港元最優惠利率加 2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase. The Transitional Loan amount is equal to the total amount of 70% of ad valorem stamp duty (including ad valorem stamp duty calculated with reference to the new rates) and (if applicable) 70% of buyer’s stamp duty. **However, the Transitional Loan amount that may be available to a Purchaser for each agreement for sale and purchase shall not be higher than 10% of the total purchase price as stated in that agreement for sale and purchase.** The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.** For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of making the final decision of the approval and disapproval of the Transitional Loan.

如買方沒有使用過渡性貸款，可就每個住宅物業獲得港幣16,800元現金回贈(『港幣16,800元現金回贈』)。

If the Purchaser does not utilize the Transitional Loan, a cash rebate of HK\$16,800 for each residential property would be offered (“HK\$16,800 Cash



Rebate”).

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣16,800元現金回贈的其中一個優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain HK\$16,800 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

買方須於按買賣合約完成住宅物業的買賣的交易日前最少21日，以書面向賣方提出申請港幣16,800元現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣16,800元現金回贈直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the HK\$16,800 Cash Rebate at least 21 days before the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$16,800 Cash Rebate to part payment of the balance of the purchase price directly.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(G2)(ii)3段所述之洋房置業售價折扣優惠或第(4)(G2)(iii)1段所述之成交優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the House Purchase Price Discount Offer as set out in paragraph (4)(G2)(ii)3 or the Completion Benefit as set out in paragraph (4)(G2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用第二按揭貸款

### Standby Second Mortgage Loan

買方可向賣方的指定財務機構(「指定財務機構」)申請備用第二按揭貸款，主要條款如下:

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少 60 日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首 12 個月之按揭利率為香港上海滙豐銀行有限公司之港元最優惠利率(「港元最優惠利率」)減 2.5% p.a.，期後之按揭利率以港元最優惠利率加 1% p.a.計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate for the second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.5% p.a.; thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a. (subject to fluctuation). The final mortgage interest rate will be subject to final approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的 20%(如淨樓價為港幣 700 萬元以下)，或淨樓價的 25%(如淨樓價為港幣 700 萬元或以上)，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的 85%，或應繳付之樓價餘額，以低者為準。淨樓價指扣除第(4)(G2)(iii)1(a)段所述的成交優惠後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price (if the net purchase price is lower than HK\$7 million) or 25% of the net purchase price (if the net purchase price is equal to or higher than HK\$7 million), but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Completion Benefit as set out in paragraph (4)(G2)(iii)1(a).

- (d) 第二按揭貸款年期最長為 20 年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

- (i) 買方需就有關第二按揭貸款申請支付港幣\$5,000 不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All of the above offers (if any) and the approval or disapproval of the second mortgage loan are subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

### 3. 首 3 年保養優惠

#### First 3 Years Maintenance Offer

在不減損買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

4. 「餐桌連櫃組合」優惠  
“Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」價值如下：

The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an "as is" condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛斯大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛斯大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛斯大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12,15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予一手買方。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser only.

(iv) 誰人負責支付買賣該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. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付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 act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙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 chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, 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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。  
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(H2) 480 日付款計劃  
480 Days Payment Plan

此付款計劃只適用於購買洋房之買方。

This payment plan is only applicable to the Purchaser of houses.

註：在第(4)(H2)段中，『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，皆以向下捨入方式換算至千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 120 日。

Note: In paragraph (4)(H2), “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. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest thousand 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. The date of completion shall not be earlier than 120 days after signing of the preliminary agreement for sale and purchase.

(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，請帶備港幣\$600,000 銀行本票以支付部份臨時訂金，抬頭請寫『胡關李羅律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$600,000 made payable to “Woo, Kwan, Lee & Lo” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 210 日內繳付。  
5% of the purchase price shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 300 日內繳付。  
5% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 480 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 480 days after the date of 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. 付款計劃優惠

Payment Plan Benefit

如選擇第(4)(H2)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(H2).

2. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 5% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 5% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

(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. 成交優惠

Completion Benefit

如選擇第(4)(H2)段所述的付款計劃之買方於買賣合約訂明的交易日或之前，繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方提供成交優惠(『成交優惠』)。

Where the Purchaser chooses the payment plan stated in paragraph (4)(H2), fully pays the purchase price and completes the sale and purchase of the residential property on or in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor according to the table below.

成交優惠列表

Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後 121 日至 210 日期間內 Within the period from 121 days to 210 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 13% 13% of the purchase price
簽署臨時買賣合約的日期後 211 日至 300 日期間內 Within the period from 211 days to 300 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 12% 12% of the purchase price
簽署臨時買賣合約的日期後 301 日至 390 日期間內 Within the period from 301 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 11% 11% of the purchase price
簽署臨時買賣合約的日期後 391 日至 480 日期間內 Within the period from 391 days to 480 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 10% 10% of the purchase price

- 買方須於完成住宅物業的買賣的交易日前最少 21 日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠直接用於支付部份樓價餘額。  
The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 21 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Completion Benefit to part payment of the balance of the purchase price directly.
  - 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(H2)(iii)2 段)，則成交優惠會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。  
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(H2)(iii)2 for details), then the Completion Benefit will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
  - 如成交優惠列表中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則以下一個工作日為交易日。  
If the last day of each of the periods as set out in the Completion Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the date of completion shall fall on the next working day.
2. 過渡性貸款 - 印花稅繳款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))



凡於 2014 年 10 月 31 日或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時申請。過渡性貸款金額相等於就買賣合約應付的從價印花稅(包括以新稅率計算的從價印花稅)的 70% 及(如適用)買家印花稅的 70%。**惟買方可就每張買賣合約所獲得之過渡性貸款金額不可高於該買賣合約總樓價的 10%。**過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。利率以香港上海滙豐銀行有限公司之港元最優惠利率加 2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2014, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase. The Transitional Loan amount is equal to the total amount of 70% of ad valorem stamp duty (including ad valorem stamp duty calculated with reference to the new rates) and (if applicable) 70% of buyer’s stamp duty. **However, the Transitional Loan amount that may be available to a Purchaser for each agreement for sale and purchase shall not be higher than 10% of the total purchase price as stated in that agreement for sale and purchase.** The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.** For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of making the final decision of the approval and disapproval of the Transitional Loan.

如買方沒有使用過渡性貸款，可就每個住宅物業獲得港幣16,800元現金回贈(『港幣16,800元現金回贈』)。

If the Purchaser does not utilize the Transitional Loan, a cash rebate of HK\$16,800 for each residential property would be offered (“HK\$16,800 Cash Rebate”).

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣16,800元現金回贈的其中一個優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain HK\$16,800 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

買方須於按買賣合約完成住宅物業的買賣的交易日前最少21日，以書面向賣方提出申請港幣16,800元現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣16,800元現金回贈直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the HK\$16,800 Cash Rebate at least 21 days before the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$16,800 Cash Rebate to part payment of the balance of the purchase price directly.

### 3. 備用第二按揭貸款

#### Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下:

The Purchaser can apply to the Vendor’s designated financing company (“designated financing company”) for a standby second mortgage loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少 60 日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首 12 個月之按揭利率為香港上海滙豐銀行有限公司之港元最優惠利率(『港元最優惠利率』)減 2.5% p.a.，期後之按揭利率以港元最優惠利率加 1% p.a.計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate for the second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a.; thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a. (subject to fluctuation). The final mortgage interest rate will be subject to final approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的 20%(如淨樓價為港幣 700 萬元以下)，或淨樓價的 25%(如淨樓價為港幣 700 萬元或以上)，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的 80%，或應繳付之樓價餘額，以低者為準。淨樓價指扣除第(4)(H2)(iii)1 段所述的成交優惠後的住宅物業之樓價。  
The maximum second mortgage loan amount shall be 20% of the net purchase price (if the net purchase price is lower than HK\$7 million), or 25% of the net purchase price (if the net purchase price is equal to or higher than HK\$7 million), but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Completion Benefit as set out in paragraph (4)(H2)(iii)1.
- (d) 第二按揭貸款年期最長為 20 年，或第一按揭貸款之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the second mortgage.
- (i) 買方需就有關第二按揭貸款申請支付港幣\$5,000 不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All of the above offers (if any) and

the approval or disapproval of the second mortgage loan are subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

4. 首3年保養優惠

First 3 Years Maintenance Offer

在不減損買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

5. 「餐桌連櫃組合」優惠

“Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」價值如下：

The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an “as is” condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛斯大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛斯大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛斯大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12,15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予一手買方。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser only.

(iv) 誰人負責支付買賣該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. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付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 act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙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 chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, 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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



- (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:

置業 18 物業代理有限公司 18 PROPERTY AGENCY LIMITED

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 測量行有限公司及旗下特許經營商 CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES

晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

康業服務有限公司 HONG YIP SERVICE CO LTD

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

祥益地產代理有限公司 MANY WELLS PROPERTY AGENT LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

卓恆物業顧問有限公司 POWER CHARTER PROPERTY CONSULTANTS LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

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

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

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

The address of the website designated by the vendor for the development is: **www.riva.hk**