

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	喜盈 Heya Delight	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	青山道 400 號 No. 400 Castle Peak Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			130

印製日期 Date of Printing	價單編號 Number of Price List
27 November 2014	1

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
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第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
喜盈 Heya Delight	8	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	7,118,000	147,888 (13,741)	--	2.312 (25)	--	9.951 (107)	--	--	--	--	--	--
	8	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	8,274,000	133,529 (12,405)	--	3.087 (33)	--	--	--	--	--	--	--	--
	8	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,147,000	138,748 (12,900)	--	0.913 (10)	--	--	--	--	--	--	--	--
	8	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,635,000	117,144 (10,878)	--	2.287 (25)	--	--	--	--	--	--	--	--
	8	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,913,000	120,933 (11,241)	--	2.313 (25)	--	--	--	--	--	--	--	--
	10	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,201,000	128,836 (11,971)	--	2.312 (25)	--	--	--	--	--	--	--	--
	10	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	8,359,000	134,901 (12,532)	--	3.087 (33)	--	--	--	--	--	--	--	--
	10	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,199,000	140,150 (13,030)	--	0.913 (10)	--	--	--	--	--	--	--	--
	10	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,750,000	119,535 (11,100)	--	2.287 (25)	--	--	--	--	--	--	--	--
	10	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,974,000	122,180 (11,357)	--	2.313 (25)	--	--	--	--	--	--	--	--

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
喜盈 Heya Delight	12	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,277,000	130,415 (12,118)	--	2.312 (25)	--	--	--	--	--	--	--	--
	12	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	8,461,000	136,547 (12,685)	--	3.087 (33)	--	--	--	--	--	--	--	--
	12	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,263,000	141,875 (13,190)	--	0.913 (10)	--	--	--	--	--	--	--	--
	12	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,880,000	122,238 (11,351)	--	2.287 (25)	--	--	--	--	--	--	--	--
	12	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,047,000	123,673 (11,496)	--	2.313 (25)	--	--	--	--	--	--	--	--
	15	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,315,000	131,204 (12,191)	--	2.312 (25)	--	--	--	--	--	--	--	--
	15	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	8,512,000	137,370 (12,762)	--	3.087 (33)	--	--	--	--	--	--	--	--
	15	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,295,000	142,738 (13,271)	--	0.913 (10)	--	--	--	--	--	--	--	--
	15	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,916,000	122,986 (11,421)	--	2.287 (25)	--	--	--	--	--	--	--	--
	15	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,084,000	124,430 (11,567)	--	2.313 (25)	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米呎售價 元，每平方米 (元，每平方米呎)	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 Flat	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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		
喜盈 Heya Delight	18	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,449,000	133,988 (12,450)	--	2.312 (25)	--	--	--	--	--	--	--	--	--	
	18	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	8,738,000	141,017 (13,100)	--	3.087 (33)	--	--	--	--	--	--	--	--	--	
	18	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,435,000	146,512 (13,622)	--	0.913 (10)	--	--	--	--	--	--	--	--	--	--
	18	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,073,000	126,250 (11,724)	--	2.287 (25)	--	--	--	--	--	--	--	--	--	--
	18	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,245,000	127,723 (11,873)	--	2.313 (25)	--	--	--	--	--	--	--	--	--	--
	19	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,469,000	134,404 (12,488)	--	2.312 (25)	--	--	--	--	--	--	--	--	--	--
	19	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	8,764,000	141,437 (13,139)	--	3.087 (33)	--	--	--	--	--	--	--	--	--	--
	19	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,452,000	146,970 (13,664)	--	0.913 (10)	--	--	--	--	--	--	--	--	--	--
	19	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,091,000	126,624 (11,759)	--	2.287 (25)	--	--	--	--	--	--	--	--	--	--
	19	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,264,000	128,111 (11,909)	--	2.313 (25)	--	--	--	--	--	--	--	--	--	--

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
喜盈 Heya Delight	23	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,626,000	137,666 (12,792)	--	2.312 (25)	--	--	--	--	--	--	--	--
	23	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	8,978,000	144,891 (13,460)	--	3.087 (33)	--	--	--	--	--	--	--	--
	23	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,584,000	150,528 (13,995)	--	0.913 (10)	--	--	--	--	--	--	--	--
	23	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,240,000	129,722 (12,046)	--	2.287 (25)	--	--	--	--	--	--	--	--
	23	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,417,000	131,240 (12,200)	--	2.313 (25)	--	--	--	--	--	--	--	--
	25	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,666,000	138,497 (12,869)	--	2.312 (25)	--	--	--	--	--	--	--	--
	25	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	9,031,000	145,746 (13,540)	--	3.087 (33)	--	--	--	--	--	--	--	--
	25	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,618,000	151,445 (14,080)	--	0.913 (10)	--	--	--	--	--	--	--	--
	25	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,277,000	130,491 (12,118)	--	2.287 (25)	--	--	--	--	--	--	--	--
	25	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,455,000	132,018 (12,272)	--	2.313 (25)	--	--	--	--	--	--	--	--

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
喜盈 Heya Delight	28	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,921,000	143,795 (13,361)	--	2.312 (25)	--	--	--	--	--	--	--	--
	28	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	9,401,000	151,717 (14,094)	--	3.087 (33)	--	--	--	--	--	--	--	--
	28	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,862,000	158,022 (14,692)	--	0.913 (10)	--	--	--	--	--	--	--	--
	28	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,550,000	136,166 (12,645)	--	2.287 (25)	--	--	--	--	--	--	--	--
	28	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,726,000	137,560 (12,787)	--	2.313 (25)	--	--	--	--	--	--	--	--
	29	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,943,000	144,252 (13,403)	--	2.312 (25)	--	--	--	--	--	--	--	--
	29	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	9,440,000	152,347 (14,153)	--	3.087 (33)	--	--	--	--	--	--	--	--
	29	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,915,000	159,451 (14,825)	--	0.913 (10)	--	--	--	--	--	--	--	--
	29	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,609,000	137,393 (12,759)	--	2.287 (25)	--	--	--	--	--	--	--	--
	29	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,754,000	138,133 (12,840)	--	2.313 (25)	--	--	--	--	--	--	--	--

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
喜盈 Heya Delight	30	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,983,000	145,083 (13,481)	--	2.312 (25)	--	--	--	--	--	--	--	--
	30	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	9,679,000	156,204 (14,511)	--	3.087 (33)	--	--	--	--	--	--	--	--
	30	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,063,000	163,441 (15,195)	--	0.913 (10)	--	--	--	--	--	--	--	--
	30	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,775,000	140,844 (13,079)	--	2.287 (25)	--	--	--	--	--	--	--	--
	30	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,925,000	141,630 (13,165)	--	2.313 (25)	--	--	--	--	--	--	--	--
	31	A	48.131 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	7,024,000	145,935 (13,560)	--	2.312 (25)	--	--	--	--	--	--	--	--
	31	B	61.964 (667) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	9,730,000	157,027 (14,588)	--	3.087 (33)	--	--	--	--	--	--	--	--
	31	C	37.096 (399) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,093,000	164,250 (15,271)	--	0.913 (10)	--	--	--	--	--	--	--	--
	31	D	48.103 (518) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,809,000	141,550 (13,145)	--	2.287 (25)	--	--	--	--	--	--	--	--
	31	E	48.895 (526) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,962,000	142,387 (13,236)	--	2.313 (25)	--	--	--	--	--	--	--	--

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

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase - (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

(4) **(i) 支付條款 Terms of Payment**

買方於簽署臨時買賣合約時須繳付相等於樓價之 5% 之金額作為臨時訂金，其中 HK\$150,000 之臨時訂金必須以銀行本票支付，抬頭請寫「胡關李羅律師行」或“WOO, KWAN, LEE & LO”，餘額可以支票支付，抬頭請寫「胡關李羅律師行」或“WOO, KWAN, LEE & LO”。

Upon signing of the preliminary agreement for sale and purchase, purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$150,000 of the preliminary deposit must be paid by cashier order made payable to “WOO, KWAN, LEE & LO” or 「胡關李羅律師行」 and the remaining balance of the preliminary deposit may be paid by cheque(s) made payable to “WOO, KWAN, LEE & LO” or 「胡關李羅律師行」.

(A) 建築期付款計劃 (照售價) Stage Payment Plan (the Price)

1) 相等於樓價之 5% 之臨時訂金於買方簽署臨時買賣合約 (“臨時合約”) 時繳付，買方並須於臨時合約的簽署日期後的 5 個工作日內簽署正式買賣合約 (“正式合約”)。

A preliminary deposit which is equivalent to 5% of the purchase price shall be paid by the purchaser upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase (“ASP”) shall be signed by the purchaser within 5 working days after the date on which the PASP is signed.

2) 買方須於簽署正式合約時繳付樓價之 5%。

5% of the purchase price shall be paid by the purchaser upon signing of the ASP.

3) 買方須於簽署臨時合約後 60 天內繳付樓價之 5%。

5% of the purchase price shall be paid by the purchaser within 60 days after signing of the PASP.

4) 買方須於簽署臨時合約後 90 天內繳付樓價之 5%。

5% of the purchase price shall be paid by the purchaser within 90 days after signing of the PASP.

5) 樓價之 80% 於賣方向買方發出書面通知表示賣方有能力將發展項目中的指明住宅物業有效地轉讓予買方的日期後的 14 日內繳付。

80% of the purchase price shall be paid by the purchaser within 14 days after the date of written notice from the vendor to the purchaser informing that the vendor is in a position validly to assign the specified residential property in the development to the purchaser.

(B) 90 天即供付款計劃 (照售價減 9%) 90-Day Cash Payment Plan (9% discount from the Price)

1) 相等於樓價之 5% 之臨時訂金於買方簽署臨時合約時繳付，買方並須於臨時合約的簽署日期後的 5 個工作日內簽署正式合約。

A preliminary deposit which is equivalent to 5% of the purchase price shall be paid by the purchaser upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after the date on which the PASP is signed.

2) 買方須於簽署正式合約時繳付樓價之 5%。

5% of the purchase price shall be paid by the purchaser upon signing of the ASP.

3) 樓價之 90% 於買方簽署臨時合約後 90 天內繳付。

90% of the purchase price shall be paid by the purchaser within 90 days after signing of the PASP.

(C) 90 天第二按揭付款計劃 (照售價減 7%) 90-Day Second Mortgage Payment Plan (7% discount from the Price)

1) 相等於樓價之 5% 之臨時訂金於買方簽署臨時合約時繳付，買方並須於臨時合約的簽署日期後的 5 個工作日內簽署正式合約。

A preliminary deposit which is equivalent to 5% of the purchase price shall be paid by the purchaser upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after the date on which the PASP is signed.

2) 買方須於簽署正式合約時繳付樓價之 5%。

5% of the purchase price shall be paid by the purchaser upon signing of the ASP.

3) 樓價之 90% 於買方簽署臨時合約後 90 天內繳付。

90% of the purchase price shall be paid by the purchaser within 90 days after signing of the PASP.

第二按揭基本條款 (Basic Terms of the Second Mortgage)

買方可向香港房屋協會(“房協”)申請第二按揭貸款，基本條款如下: (詳情可參閱第二按揭貸款須知)

The purchaser can apply for a second mortgage loan from Hong Kong Housing Society (“Housing Society”) subject to the following basic terms. (Please also refer to Points to Note on Second Mortgage Loan for details)

1) 第二按揭貸款金額最高為樓價之兩成。

The maximum amount of the second mortgage loan shall be 20% of the purchase price.

2) 第二按揭貸款後首兩年延期供款及豁免利息，其後利率以香港上海匯豐銀行有限公司之港元最優惠利率計算。

Deferment of principal payment and waiver of interest payment for the first 2 years from the date of the second mortgage loan advancement, thereafter interest will be charged at the Hong Kong Dollar Prime Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited.

3) 第二按揭最長還款期(包括首兩年免息免供期在內)為二十五年或第一按揭還款年期，以較短者為準。

The maximum tenor of the second mortgage loan (including the deferment of principal payment and waiver of interest payment for the first 2 years from the date of the second mortgage loan advancement) shall be 25 years or the tenor of the first mortgage loan, whichever is the shorter.

4) 房協才會在買方得到第一按揭銀行批出貸款(其貸款額不得少於第一按揭銀行根據有關當局現行指引可批出之最高貸款金額)，並向房協提供入息證明文件後，才考慮買方第二按揭貸款申請。房協有權拒絕任何第二按揭貸款申請而毋須提供任何理由。

Housing Society will only process the second mortgage loan application after the first mortgagee bank has approved the purchaser’s first mortgage loan application (with the loan amount not less than the maximum loan amount that can be approved by the first mortgagee bank under the prevailing guidelines set out by the relevant authority) and has produced income proof documents to Housing Society. Housing Society has the sole discretion to reject any second mortgage loan applications without giving any reasons.

5) 凡申請第二按揭者，第一按揭必須經由其中一間列於房協之認可清單內之參與銀行辦理。

The purchaser must obtain a first mortgage loan from one of the participating banks as set out in the approved list of Housing Society.

6) 第二按揭貸款必須以第二樓花按揭/法定押記及(如需要)擔保書作為擔保，並經由房協指定之律師事務所辦理，有關費用由買方負責。

The second mortgage loan shall be secured by a second equitable mortgage/legal charge and (if required) a guarantee which shall be handled by the solicitors designated by Housing Society. All cost and disbursements relating thereto shall be borne by the purchaser.

7) 第一按揭及第二按揭的總貸款額不能超過樓價之九成(倘若樓價為港幣\$7,000,000元或以上但少於港幣\$10,000,000元，總貸款額則不能超過樓價之八成；倘若樓價為港幣\$10,000,000元或以上，總貸款額則不得超過樓價之七成)；而每月供款(第一按揭加第二按揭及其他借貸)不得超過買方每月總收入的一半。

The aggregate amount of the first mortgage loan and the second mortgage loan should not exceed 90% of the purchase price (or 80% of the purchase price if the purchase price is HK\$7 million or above but below HK\$10 million; or 70% of the purchase price if the purchase price is HK\$10 million or above). The total amount of the monthly repayment of all the first and second mortgage loans plus any other loan repayment shall not be greater than 50% of the purchaser's total monthly income.

- 8) 房協只會接受已與房協簽訂購買發展項目中的指明住宅物業之正式合約的第一手買家申請第二按揭貸款，所有買家必須為第二按揭貸款借款人。

Only first-hand purchasers who have entered into the ASP with Housing Society for the purchase of a specified residential property in the development shall be eligible to apply for a second mortgage loan. All purchaser(s) must be the borrower(s) of the second mortgage loan.

- 9) 房協保留權利向買方要求即時全數清還第二按揭貸款。

Housing Society reserves the right to demand immediate repayment of the second mortgage loan.

附註 (Remark):

- 1) 所有按 90 天即供付款計劃或 90 天第二按揭付款計劃換算之實際樓價皆以四捨五入方式計至千位數。

When calculating the actual amount of the purchase price payable under the 90-Day Cash Payment Plan or the 90-Day Second Mortgage Payment Plan, the said purchase price shall be rounded to the nearest thousand dollar.

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

選擇 90 天即供付款計劃或 90 天第二按揭付款計劃之買方可獲得售價之折扣。有關折扣之詳情，請參閱上述(4)(i)部分。

Discount on the Price will be available to the purchaser who chooses the 90-Day Cash Payment Plan or the 90-Day Second Mortgage Payment Plan. Please refer to (4)(i) above for details.

(4) **(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**

無 NIL

(4) **(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**

買方須繳付一切有關擬備、簽訂、完成、加蓋印花及登記發展項目中的指明住宅物業之臨時合約、正式合約及轉讓契的律師費和其他費用。

The purchaser shall pay all the legal costs and disbursements of and incidental to the preparation, execution, completion, stamping and registration of the PASP, ASP and the subsequent assignment of the specified residential property in the development.

如買方同時聘用賣方之律師於發展項目中的指明住宅物業之正式合約及轉讓契及按揭契中代表買方，賣方將促使賣方的律師同意豁免收取買方須繳付給賣方的律師一切有關擬備、簽訂、完成、加蓋印花及登記該項目中的指明住宅物業之正式合約及轉讓契的律師費。如買方選擇聘用其他律師代表買方處理有關之交易，買賣雙方須負責支付各自有關正式合約及轉讓契兩項法律文件之律師費用。

If but only if the purchaser also instructs the vendor's solicitors to act for the purchaser in the ASP and the subsequent assignment and the mortgage of the specified residential property in the development, the vendor will procure the vendor's solicitors to waive the legal cost of and incidental to the preparation, execution, completion, stamping and registration of the ASP and the assignment of the said specified residential property in the development payable by the purchaser to the vendor's solicitors. If the purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the vendor and the purchaser shall pay his own solicitors' fees in respect of the ASP and the assignment.

須就發展項目中的指明住宅物業之臨時合約、正式合約及轉讓契支付的所有印花稅，包括但並不限於從價印花稅、買家印花稅(如有)及額外印花稅(如有)，一概由買方承擔。

All stamp duties payable on the PASP, ASP and the subsequent assignment of the specified residential property in the development, including but not limited to ad valorem stamp duty, buyer's stamp duty (if any) and special stamp duty (if any), shall be borne by the purchaser.

(4) **(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**

買方須繳付任何補充協議之律師費和其他費用、擬備大廈公契暨管理合約之部分費用、發展項目中的指明住宅物業之樓契認証副本之費用、正式合約及轉讓契之圖則費、一概有關臨時合約、正式合約及轉讓契之登記費及其他費用及擬備該發展項目中的指明住宅物業按揭(如有)之律師費及其他費用。

The purchaser shall pay all the legal costs and charges in relation to any supplemental agreement, a due proportion of the costs for the preparation of the deed of mutual covenants incorporating a management agreement of the development, all costs for preparing certified copies of title deeds and documents of the specified residential property in the development, all professional fees for the plans to be annexed to the ASP and the subsequent assignment of the said specified residential property in the development, all registration fees and other disbursements payable on the PASP, ASP and the subsequent assignment of the said specified residential property in the development and all legal costs and other costs and disbursements in respect of any mortgage (if any) in respect of the said specified property in the development.

(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:

安迪置業 Andy Property Agency Company	長發地產 Cheung Fat Property Agency	第一地產(北角)代理有限公司 First Property (North Point) Agency Limited	香港淘房(嵐山)由香港淘房有限公司營運 HK Taofun (Mont Vert) operated by HK Taofun Limited
蘋果地產 Apple Properties Agency Co.	祥發地產 Cheung Fat Real Estate	樂居地產代理公司 Fortune Land Property Agency Co.	家祭國際地產代理有限公司 Home Success International Property Limited
藝峰地產代理公司 Artform Property Agency Company	Chun Chung Property Agency Co	好運地產代理 Fortune Property Agency	金富地產集團有限公司 Home Wealthy Agency Limited
亞洲地產 Asia Property Agent Co	中港置業地產有限公司 Chung Kong Property Agency Company Limited	富豪地產公司 Fu Ho Property Agency Co.	宏達地產有限公司 Hong Da Property Agency Co Limited
	中誠物業顧問行 Chung Shing Property Consultants	富居地產有限公司由富居地產有限公司營運 Full House Agency Limited operated by Full House Agency Limited	香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited
百匯霖物業由一豐顧問有限公司營運 Baihuilin Property operated by The One Consultancy Services Limited	中天地產公司 Chung Tin Property Co.		香港百禧地產代理有限公司 Hong Kong Best Property Limited
豐盛物業代理有限公司 Beacon Property Limited	康隆物業由立金(香港)有限公司營運 Collun Property Agency operated by Hagan (H.K.) Company Limited	金德(物業)代理由銀禧國際集團有限公司營運 Goldtop (Property) Agency operated by Silver Jubilee International Holdings Limited	香港置業由香港置業(地產代理)有限公司營運 Hong Kong Property operated by Hong Kong Property Services (Agency) Limited
輝煌地產公司 Brilliant Property Co.	中建置業有限公司 Conson Properties Limited	好景地產代理公司 Good View Property Agency Co	香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association Limited
	高維地產代理有限公司 Convergent Property Agency Limited	金滙地產代理公司 Goodwill Company	港聯置業由港聯置業(策劃)有限公司營運 Hong Kong United Group operated by Hong Kong United Group (Planner) Limited
中原地產代理有限公司 Centaline Property Agency Limited		駿益地產代理公司 Grand Property Agency Company	康宜物業代理 Hong Yee Property Agency Co.
世紀21奇豐物業顧問行由奇豐顧問有限公司營運 Century 21 Goodwin Property Consultants operated by Goodwin Consultants Limited	多寶地產由康裕地產代理有限公司營運 Double Property operated by Hong Yue Property Agency Limited	大中華房地產代理有限公司 Greater China Real Estate Agency Limited	合益地產代理公司 Hop Yick Property Agency Co.
世紀21富山地產由富山地產有限公司營運 Century 21 Hilltop Property Agency operated by Hilltop Property Agency Limited			虛信地產代理公司 Hui Shun Property Agency Co.
世紀21物業(將軍澳)由世紀廿一安興物業顧問有限公司營運 Century 21 Property Agency (Tseung Kwan O) operated by Century 21 On Hing Property Consultants Limited	宜居地產代理有限公司 E-House Property Agency Limited	慶昌地產代理公司由民興企業有限公司營運 Hing Cheong Realty Agency Co. operated by Man Hing Enterprise Limited	鴻發物業代理有限公司 Hung Fat Property Agency Limited
世紀21測量行有限公司 Century 21 Surveyors Limited	八運地產代理有限公司 Eight Fortune Realty Agency Company Limited	興發地產代理公司 Hing Fat Property Agency Co.	
世紀太平物業顧問有限公司 Century Pacific Realty Limited	專業地產 Expert Property Agency	興華地產公司 Hing Wah Property Co.	

嘉恒地產公司 Ka Hang Property Co	美寧物業 Mei Ning Properties Agency	順發物業地產公司 Shun Fat Property Real Estate Co	海峯物業 Vista Realty
嘉興地產有限公司 Ka Hing Properties Co., Limited	美聯物業 由 美聯物業代理有限公司 營運 Midland Realty operated by Midland Realty International Limited		
嘉威物業代理有限公司 Ka Wai Property Agency Co., Limited	怡富物業 由 興盛國際投資有限公司 營運 Millarge Property Agency Co operated by Esset International Investment Limited	高翔地產 Sky High Property Agency	華昇地產代理公司 Wah Shing Property Agency Co
金鵬地產代理公司 Kam Pan Property Agency Co		春暉物業代理 Springwide Property Agency	環球地產代理公司 Wan Kau Property Agency Co.
金沛地產代理 Kam Pui Property Agency	源木置業 由 瀛峰行有限公司 營運 Oceanwells Realty operated by Oceanwells Limited	星光地產投資公司 Star Property Investment Co	宏暉地產公司 Wang Fai Property Agency Co.
琪藝地產公司 Ki Ngai Properties Co		新鴻昌物業代理公司 Sun Hung Cheong Property Agency Company	宏豐行 Wang Fung Hong
帝庭地產公司 King Properties Co.	柏浩物業代理 Park Ho Property Agency	光明地產代理公司 Sun Light Agents Co	滙泰物業代理 Wui Tai Property Agent
	柏誠地產代理有限公司 Park One Property Agency Limited	太陽物業香港代理有限公司 Sunrise Property HK Agency Limited	
麗寶地產公司 Lai Bo Property Agency Co	平安物業有限公司 Ping On Properties Company Limited	明星地產 Super Star Property Agency	盈高物業顧問(香港)有限公司 Y G Property Consultants (HK) Limited
領峰地產代理有限公司 Lead Prime Property Company Limited			億林置業有限公司 Yi Lam Property Limited
利登地產代理有限公司 Lee Tang Property Agency Limited	進昇地產代理有限公司 Regal Rise Property Agency Limited	田發物業有限公司 Tim Fat Property Limited	潤宅物業服務 由 潤擇有限公司 營運 Your Home Services Company operated by YHSC Limited
力天地產代理公司 由 力天世紀實業有限公司 營運 Luckytin Property Agency Co operated by Lucky Tin Century Limited	利嘉閣地產有限公司 Ricacorp Properties Limited	天興地產 由 天興物業顧問行 營運 Tin Hing Property Agency operated by Tin Hing Property Consultant Co.	羽田產字代理 Yue Tin Estates Agency
龍豐地產公司 由 致鉅有限公司 營運 Lung Fung Estate Agency operated by Genius Vast Limited	和豐物業代理公司 Riches And Honour Property Agency Co.	天祐物業代理有限公司 Tin Yau Property Agency Limited	
		天城物業顧問有限公司 Top City Property Consultants Limited	喬芝地產公司 由 喬芝投資發展有限公司 營運 喬芝地產公司 operated by K and C Investments and Development Limited
民安地產代理公司 Man On Property Agency Co	置安居有限公司 Safe Property Agency Limited	卓傑物業 由 卓傑物業有限公司 營運 Trusty Realty operated by Trusty Realty Limited	
美盛地產代理有限公司 Mazing Property Agency Limited	森美地產有限公司 Sammy Property Agency Limited	東成物業顧問 由 日增有限公司 營運 Tung Shing Properties Consultancy operated by Genius Talent Limited	置業 18 物業代理有限公司 18 Property Agency Limited
美景地產顧問公司 Mei King Property Consultant Co.	誠信地產代理公司 Shing Shun Property Agency Co.	駿升地產代理 由 倍悅有限公司 營運 Twin Success Property Agency operated by Twins Joy Limited	72 物業推廣顧問有限公司 72Hrs Property Agency Company 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.heyadelight.com。
The address of the website designated by the vendor for the development is: www.heyadelight.com.