

# 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	雲門 Eden Gate	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	義德道5,7,9,11號 5,7,9,11 Ede 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)			47

印製日期 Date of Printing	價單編號 Number of Price List
05 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
27 November 2014	1A	--
28 December 2014	1B	--
20 March 2015	1C	--

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) 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
第一座 Tower 1	10	A	146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16)	64,673,000	441,934 (41,062)	1.979(21)	3.725(40)	-	-	-	-	-	-	-	-
	9	A	146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16)	63,458,000	433,631 (40,291)	1.979(21)	3.725(40)	-	-	-	-	-	-	-	-
	8	A	146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16)	62,268,000	425,499 (39,535)	1.979(21)	3.725(40)	-	-	-	-	-	-	-	-
	7	A	146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16)	60,816,000	415,577 (38,613)	1.979(21)	3.725(40)	-	-	-	-	-	-	-	-
	6	A	146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16)	59,957,000	409,707 (38,068)	1.979(21)	3.725(40)	-	-	-	-	-	-	-	-
	5	A	146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16)	59,111,000	403,926 (37,531)	1.979(21)	3.725(40)	-	-	-	-	-	-	-	-
	10	B	136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16)	58,678,000	431,402 (40,081)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	9	B	136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16)	57,581,000	423,337 (39,331)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	8	B	136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16)	56,506,000	415,433 (38,597)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	7	B	136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16)	55,194,000	405,788 (37,701)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	6	B	136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16)	54,419,000	400,090 (37,171)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	5	B	136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16)	53,654,000	394,465 (36,649)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-

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)) 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) Unit Rate of Saleable Area \$ per sq.metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第二座 Tower 2	11	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	59,512,000	437,517 (40,650)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	10	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	58,398,000	429,328 (39,889)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	9	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	57,307,000	421,307 (39,144)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	8	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	56,237,000	413,440 (38,413)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	7	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	54,932,000	403,846 (37,522)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	6	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	54,160,000	398,171 (36,995)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	5	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	53,651,000	394,429 (36,647)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	2	A	136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16)	50,266,000	369,543 (34,335)	1.704(18)	5.606(60)	-	-	-	-	-	-	-	-
	1	A	131.894 (1420) 露台 Balcony: ---- (-); 工作平台 Utility Platform: 1.500 (16)	52,525,000	398,236 (36,989)	1.704(18)	1.950(21)	-	23.913(257)	-	-	-	-	-	-

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)) 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) 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
第二座 Tower 2	11	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	50,642,000	432,682 (40,192)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	10	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	49,702,000	424,651 (39,446)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	9	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	48,781,000	416,782 (38,715)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	8	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	47,878,000	409,067 (37,998)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	7	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	46,777,000	399,660 (37,125)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	6	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	46,126,000	394,098 (36,608)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	5	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	45,696,000	390,424 (36,267)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	2	B	117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16)	42,839,000	366,014 (33,999)	1.302(14)	3.250(35)	-	-	-	-	-	-	-	
	1	B	113.620 (1223) 露台 Balcony: ---- (-); 工作平台 Utility Platform: 1.500 (16)	45,555,000	400,942 (37,249)	1.302(14)	2.000(22)	-	13.597(146)	-	-	-	-	-	

### 第三部份：其他資料 Part 3: Other Information

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

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

#### 第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。  
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

#### 第53(2)條 / Section 53(2)

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

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

#### 第53(3)條 / Section 53(3)

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

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

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4) (i) 支付條款 The 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 % 的金額作為臨時訂金，其中HK\$1,000,000 之訂金必須以銀行本票支付，抬頭請寫「孖士打律師行」，餘額須以支票支付，抬頭請寫「孖士打律師行」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the preliminary deposit equivalent to 5 % of purchase price, of which HK\$1,000,000 must be paid by cashier's order payable to "Mayer Brown JSM" and the remaining balance must be paid by cheque(s) payable to "Mayer Brown JSM" .

注意:

- (I) “售價” 是指在此價單上第二部份所指價格;
- (II) “折扣價” 是指售價按以下第(4)(i)段所述折扣後的價格;
- (III) “樓價” 是指: -
  - (i) 折扣價按以下第(4)(ii)(b)段再折扣後的價格;或
  - (ii) (如折扣價不適用) 售價按以下第(4)(ii)(b)段折扣後的價格並“樓價”一詞應為在臨時買賣合約上所述的價格。

樓價及/或提前成交價按以下第(4)(ii)(c)段折扣後之換算，皆向下捨入計至百位數。

Note:

- (I) “Price” means the price as stated in Part 2 of this Price List,
- (II) “Discounted Price” means the Price as discounted by paragraph (4)(i) below,
- (III) “purchase price” means:-
  - (i) the Discounted Price further discounted in accordance with paragraph 4(ii)(b) below, or
  - (ii) (if Discounted Price does not apply) the Price discounted in accordance with paragraphs (4)(ii)(b) below.and the term “purchase price” shall be the price as stated in the Preliminary Agreement for Sale and Purchase.

The purchase price and / or the Early Completion Price in accordance with paragraph (4)(ii)(c) below shall be rounded down to the nearest hundred dollars.

**(A) 150 天付款計劃: (照售價減 3%) 150-day Payment Plan : (3% discount from the Price)**

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付，並於簽署臨時買賣合約後 5 個工作日<sup>+</sup>內簽署正式買賣合約。  
5% of purchase price (preliminary deposit): shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed within 5 working days<sup>+</sup> after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日<sup>+</sup>內支付。  
5% of purchase price (further deposit): shall be paid by the Purchaser within 5 working days<sup>+</sup> after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後90天<sup>#</sup>內支付。  
5% of purchase price (further deposit and part payment of purchase price): shall be paid by the Purchaser within 90 days<sup>#</sup> after signing of the Preliminary Agreement for Sale and Purchase.
4. 樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後150天<sup>#</sup>內支付。  
85% of purchase price (balance of purchase price): shall be paid by the Purchaser within 150 days<sup>#</sup> after signing of the Preliminary Agreement for Sale and Purchase.

**(B) 330 天付款計劃: (照售價) ## 330-day Payment Plan: (the Price)##**

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付，並於簽署臨時買賣合約後 5 個工作日<sup>+</sup>內簽署正式買賣合約。  
5% of purchase price (preliminary deposit): shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed within 5 working days<sup>+</sup> after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日<sup>+</sup>內支付。  
5% of purchase price (further deposit): shall be paid by the Purchaser within 5 working days<sup>+</sup> after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後60天<sup>#</sup>內支付。  
5% of purchase price (further deposit and part payment of purchase price): shall be paid by the Purchaser within 60 days<sup>#</sup> after signing of the Preliminary Agreement for Sale and Purchase.

4. \*樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後330天<sup>#</sup>內支付。

\*85% of purchase price (balance of purchase price): shall be paid by the Purchaser within 330 days<sup>#</sup> after signing of the Preliminary Agreement for Sale and Purchase.

\* 賣方可安排指定之財務公司("財務公司")辦理及提供物業按揭貸款，買家的物業按揭貸款申請必須經由財務公司批核。此申請批出與否，財務公司有最終決定權。所有物業按揭的法律文件必須於財務公司指定之律師樓辦理及簽署，並由買方負責所有有關費用。本物業按揭貸款最高可達樓價 / 提前成交價(定義見下文)的70%，年期最長可達240期每月供款，首24個月利率以香港上海滙豐銀行有限公司之港元最優惠利率減1.25%計算，其後利率以香港上海滙豐銀行有限公司之港元最優惠利率計算，按利率浮動。

如買方在按揭首24個月內全數提前還款，不須支付提前還款費。

買方於決定選用支付條款前，敬請先向財務公司查詢按揭條款、批核條件及手續。

\* The Vendor can arrange for a mortgage loan to be offered and provided by a designated finance company ("finance company") provided that the Purchaser's mortgage loan application is approved by the finance company. Whether this application is approved or not is subject to the final decision of the finance company. All legal documents for the mortgage must be prepared and executed at the solicitors' firm designated by the finance company. All costs and disbursements shall be paid by the Purchaser. The maximum amount of this mortgage loan shall not exceed 70% of purchase price / Early Completion Price (as hereinafter defined) with a term not exceeding 240 monthly instalments. The interest will be calculated at a rate of 1.25% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time for the first 24 months and thereafter at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong Shanghai Banking Corporation Limited from time to time, subject to fluctuation.

If full early repayment is made within the first 24 months of the Mortgage, no prepayment fee is payable.

The Purchaser is advised to first enquire with the finance company on details of terms and conditions and application procedures of the mortgage loan before selecting terms of payment.

## 本付款計劃只適用於以個人身份而不適用於以法團身份購買住宅物業人士。

**This Payment Plan is only applicable to acquisition of residential propert(ies) by a natural person and not by a corporation.**

備註: Note:

# 在擬備臨時買賣合約時，如根據任何支付條款之交付款項到期日(惟交付臨時訂金之日除外)的當日並非一個辦公日(指不屬星期六、星期日或公眾假期；及銀行在該日於香港特別行政區開放營業的日子(“辦公日”))，則該交付款項到期日(惟交付臨時訂金之日除外)將自動提前至前一個辦公日。

# For the purpose of preparing the preliminary agreement for sale and purchase, if any due date for payment (save and except the day on which the preliminary deposit is paid) under any Terms of Payment falls on a day that is not a business day (which means a day that is not a Saturday, Sunday or public holiday; and on which banks are open for business in the Hong Kong Special Administrative Region (“business day”)), such due date for payment (save and except the day on which the preliminary deposit is paid) is automatically advanced to the immediately preceding day that is a business day.



- + 如交付再期訂金及簽署正式買賣合約之到期日的當日在上午9時至下午5時的任何時間內懸掛8號或以上颱風訊號，或發出黑色暴雨警告，則該到期日將自動順延至下一個在上午9時至下午5時的任何時間內亦無懸掛8號或以上颱風訊號或發出黑色暴雨警告的工作日(指並非以下日子的日子-- (a) 公眾假日或星期六；或 (b) 《釋義及通則條例》(第1章)第71(2)條所界定的黑色暴雨警告日或烈風警告日)。

《釋義及通則條例》(第1章)第71(2)條所界定——

“烈風警告日”(gale warning day)指全日或其中部分時間有烈風警告的日子，而“烈風警告”(gale warning)具有《司法程序(烈風警告期間聆訊延期)條例》(第62章)第2條給予該詞的涵義；“黑色暴雨警告日”(black rainstorm warning day)指全日或其中部分時間有黑色暴雨警告的日子，而“黑色暴雨警告”(black rainstorm warning)指由香港天文台台長藉使用通常稱為黑色暴雨警告訊號的暴雨警告訊號而發出的關於在香港或香港附近出現暴雨的警告。

《司法程序(烈風警告期間聆訊延期)條例》(第62章)第2條界定——

“烈風警告”(gale warning)指藉使用第5(1)(a)(i)條所指的熱帶氣旋警告訊號，就香港或香港附近出現熱帶氣旋而作出的警告。

《司法程序(烈風警告期間聆訊延期)條例》(第62章)第5(1)(a)(i)條界定——

烈風警告須由香港天文台台長自香港天文台發出報告，表示通常稱為8號西北、8號西南、8號東北、8號東南、9號或10號的熱帶氣旋警告訊號正生效時開始。

- + If any due date for payment of the further deposit and signing of the Formal Agreement for Sale and Purchase falls on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such due date is automatically postponed to the immediately following day that is a working day (which means a day that is not (a) a general holiday or a Saturday; or (b) a black rainstorm warning day or gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1)) and on which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1) provides -

**"black rainstorm warning day"** (黑色暴雨警告日) means any day throughout or for part of which a black rainstorm warning is in force, and **"black rainstorm warning"** (黑色暴雨警告) means a warning issued by the Director of the Hong Kong Observatory of a heavy rainstorm in, or in the vicinity of, Hong Kong by the use of the heavy rainstorm signal commonly referred to as Black;

**"gale warning day"** (烈風警告日) means any day throughout or for part of which a gale warning is in force, and **"gale warning"** (烈風警告) has the meaning assigned to it by section 2 of the Judicial Proceedings (Adjournment During Gale Warnings) Ordinance (Cap 62).

section 2 of the Judicial Proceedings (Adjournment During Gale Warnings) Ordinance (Cap 62) provides -

**"gale warning"** (烈風警告) means a warning of the occurrence of a tropical cyclone in, or in the vicinity of, Hong Kong by the use of any of the tropical cyclone warning signals referred to in section 5(1)(a)(i).

section 5(1)(a)(i) of the Judicial Proceedings (Adjournment During Gale Warnings) Ordinance (Cap 62) provides -  
a gale warning shall commence when the Director of the Hong Kong Observatory issues from the Hong Kong Observatory a report to the effect that any of the tropical cyclone warning signals commonly referred to as No. 8NW, 8SW, 8NE, 8SE, 9 or 10 is in force.

- 買方於簽署正式買賣合約前，如需更改支付條款，必須得賣方事先同意，並須繳付手續費港幣7,500元及自付有關額外費用。
- If a Purchaser wishes to change the terms of payment before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must first obtain the prior consent of the Vendor and pay an administrative fee of HK\$7,500 and all related extra expenses.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

(a) 請參閱第(4) (i)段支付條款 ( A ) 。

Please refer to paragraph (4) (i) Terms of Payment ( A ) .

(b) 除根據第(4) (i)段支付條款( A ) 所列之售價折扣外，所有買方(包括但不限於選擇支付條款( A )或( B ) 的買方)還享用以下折扣優惠：

In addition to the corresponding discount on the price that is listed on paragraph (4)(i) Terms of Payment ( A ), the Purchaser (all Purchasers including but not limited to the Purchasers who selected Terms of Payment ( A ) or ( B )) shall be offered discounts as listed below:-

(I) 「印花稅津貼」折扣優惠 "Stamp Duty Subsidy" Discount

買方可以折扣價為基礎獲額外4.25%折扣或以售價為基礎獲4.25%折扣(如折扣價不適用)作為「印花稅津貼」折扣，不論買家需付印花稅與否。

An extra 4.25% discount from the Discounted Price or a 4.25% discount from the Price (if Discounted Price is not applicable) would be offered to the Purchasers as the "Stamp Duty Subsidy" Discount, regardless whether the Purchasers are required to pay Stamp Duty or not.

(c) 提前成交折扣優惠 (只適用於支付條款(B)) Early Completion Discount (Applicable to Terms of Payment (B) only)

按以上第(4)(i)(B)段選擇支付條款(B)的買方可獲賣方提供提前成交折扣優惠(“提前成交折扣優惠”)如下:-

The Purchaser of Terms of Payment (B) stated in paragraph 4(i)(B) above shall be entitled to an early completion discount (“Early Completion Discount”) offered by the Vendor as follows: -

提前成交折扣優惠 Early Completion Discount

完成物業住宅的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交折扣優惠 Early Completion Discount
於簽署臨時買賣合約後150天內支付 Within 150 days after signing of the Preliminary Agreement for Sale and Purchase	樓價3% 3% of purchase price
於簽署臨時買賣合約後180天內支付 Within 180 days after signing of the Preliminary Agreement for Sale and Purchase	樓價2.5% 2.5% of purchase price

於簽署臨時買賣合約後210天內支付 Within 210 days after signing of the Preliminary Agreement for Sale and Purchase	樓價2% 2% of purchase price
於簽署臨時買賣合約後240天內支付 Within 240 days after signing of the Preliminary Agreement for Sale and Purchase	樓價1.5% 1.5% of purchase price
於簽署臨時買賣合約後270天內支付 Within 270 days after signing of the Preliminary Agreement for Sale and Purchase	樓價1% 1% of purchase price
於簽署臨時買賣合約後300天內支付 Within 300 days after signing of the Preliminary Agreement for Sale and Purchase	樓價0.5% 0.5% of purchase price

注意: "提前成交價"是指在樓價減去以上提前成交折扣優惠。

Note: "Early Completion Price" means the purchase price deducted by the Early Completion Discount.

買方須於完成住宅物業的買賣的交易日期前最少14日，以書面向賣方提出提前成交申請，方可享獲提前成交折扣優惠，賣方會於收到提前成交申請並確認有關資料無誤後確認接受提前成交申請並將提前成交折扣優惠直接用於支付部份樓價餘額。為此項申請買方需簽署一份由賣方指定之代表律師準備的補充合約。

就本提前成交折扣優惠，買方須自行承擔所有費用和支出（包括但不限於印花稅和補充合約之律師費用）。

The Purchaser shall notify the Vendor in writing to apply for early completion in order to be eligible for the Early Completion Discount at least 14 days before the proposed date of early completion of the sale and purchase of the residential property.

After the Vendor received the application and duly verified application, the Vendor will confirm acceptance of early completion and apply the Early Completion Discount as part payment of the balance of the purchase price directly.

The Purchaser has to enter into a supplemental agreement in relation to his application prepared by the Vendor's Solicitors.

The Purchaser shall be solely responsible for all costs and disbursement (including but not limited to stamp duty and the legal fees in relation to the supplemental agreement) in relation to this Early Completion Discount.

- (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

**住宅車位優惠 Benefit for Residential Parking Unit**

凡於2015年3月31日(包括當日)或之前簽署臨時買賣合約購買住宅單位之買家，可免費獲贈該住宅物業之住宅車位 1 個，住宅車位價值為每個港幣2,500,000。車位之分配由賣方全權決定。

Where the Preliminary Agreement for Sale and Purchase for a residential property(ies) is signed on or before 31 March 2015 (inclusive of that date), the Purchaser of residential property(ies) is entitled to have ONE Residential Parking Unit with free of charge.

The value of Residential Parking Unit is HK\$2,500,000 each. The allocation of Residential Parking Unit is subject to the sole discretion of the Vendor.

- 在買方揀選及購入住宅物業的同時，買方可如上所述免費獲贈該住宅物業之住宅車位 1 個，惟倘若屆時買方不接受賣方分配之車位，該免費獲贈車位之權利將會自動失效，且不得於任何該時間之後行使。該住宅物業及已揀選的汽車停車位必須受同一份買賣合約及其後的轉讓契涵蓋。
- At the same time when a Purchaser selects and purchase a residential property, the Purchaser is entitled simultaneously to have ONE Residential Parking Unit with free of charge as above mentioned provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the Purchaser fails to accept the allocation of Residential Parking Unit as aforesaid at that same time. Both the residential property and the selected motor car parking unit shall be covered in one single Agreement for Sale and Purchase and one single subsequent Assignment.

(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

- 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其正式買賣合約、按揭契、及轉讓契等法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件律師費用(但不包括任何補充合約，如有)。
- If the Purchaser appoints the Vendor's solicitors to act on his/ her behalf in respect of all legal documentation in relation to the purchase (including formal agreement for sale and purchase, mortgage and assignment, etc.), the Vendor agrees to bear the Purchaser's legal costs of the formal agreement for sale and purchase and the assignment (except Supplemental Agreement, if any).
- 如買方選擇另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件律師費用。
- If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the formal agreement for sale and purchase and the assignment.
- 買方須支付一概有關臨時買賣合約、正式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合約的印花稅、額外印花稅(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。
- All stamp duty (including without limitation any stamp duty on any nomination or sub-sale agreement, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the formal agreement for sale and purchase and the assignment 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

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的正式買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)及附加合約(如有)之法律費用及其他支出等，均由買方負責。

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

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

賣方委任的代理:

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理:

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 世紀21集團有限公司 / 置業18物業代理有限公司 / 仲量聯行有限公司 / 第一太平戴維斯住宅有限公司。

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Group Limited / 18 Property Agency Limited / Jones Lang LaSalle Limited / Savills Realty 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.edengate.com.hk](http://www.edengate.com.hk)。

The address of the website designated by the vendor for the development is: [www.edengate.com.hk](http://www.edengate.com.hk) .