

第2批可供出售的單位之第1張價單

1st Price List of the 2nd Batch of Units Offered for Sale

This is the 1st price list of the 2nd batch of units offered for sale. The total number of units offered for sale in the 2nd batch is 120. The total number of units offered for sale in this price list is 60.

Vendor / Developer: Hong Kong Housing Society

此價單為第2批可供出售的單位之第1張價單。第2批可供出售的單位總數為120個。此價單可供出售的單位為60個。

賣方/發展商: 香港房屋協會

座數 Tower	樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方米)		實用面積定價 (元, 每平方米)	另 And		單位有蓋面積 (平方米)	單位所分攤的 公用地方面積 (平方米)	其他面積 Other Areas	冷氣機平台 (平方米)	建築面積 (平方米)	建築面積定價 (元, 每平方米)	訂價 (元)
			Saleable Area (including Balcony and Utility Platform) (sq. ft.)	Unit Rate of Saleable Area (\$ per sq. ft.)		窗台 (平方米) Bay Window (sq. ft.)	冷氣機房 (平方米) Air Conditioning Plant Room (sq. ft.)							
1	6	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,557	25	-	535	99	-	-	634	\$7,688	\$4,874,000
1	6	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,144	22	-	515	96	-	-	611	\$7,378	\$4,508,000
1	6	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,463	21	-	479	89	-	-	568	\$7,630	\$4,334,000
1	6	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,468	21	-	478	89	-	-	567	\$7,631	\$4,327,000
1	6	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,813	21	-	481	89	-	-	570	\$7,919	\$4,514,000
1	6	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,489	34	-	656	121	-	-	777	\$8,396	\$6,524,000
1	9	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,804	25	-	535	99	-	-	634	\$7,886	\$5,000,000
1	9	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,282	22	-	515	96	-	-	611	\$7,489	\$4,576,000
1	9	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,607	21	-	479	89	-	-	568	\$7,746	\$4,400,000
1	9	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,611	21	-	478	89	-	-	567	\$7,746	\$4,392,000
1	9	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,963	21	-	481	89	-	-	570	\$8,040	\$4,583,000
1	9	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,650	34	-	656	121	-	-	777	\$8,525	\$6,624,000
1	12	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,004	25	-	535	99	-	-	634	\$8,047	\$5,102,000
1	12	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,422	22	-	515	96	-	-	611	\$7,602	\$4,645,000
1	12	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,753	21	-	479	89	-	-	568	\$7,864	\$4,467,000
1	12	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,757	21	-	478	89	-	-	567	\$7,864	\$4,459,000
1	12	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,113	21	-	481	89	-	-	570	\$8,161	\$4,652,000
1	12	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,867	34	-	656	121	-	-	777	\$8,699	\$6,759,000
1	15	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,053	25	-	535	99	-	-	634	\$8,087	\$5,127,000
1	15	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,471	22	-	515	96	-	-	611	\$7,642	\$4,669,000
1	15	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,801	21	-	479	89	-	-	568	\$7,903	\$4,489,000
1	15	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,805	21	-	478	89	-	-	567	\$7,903	\$4,481,000
1	15	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,165	21	-	481	89	-	-	570	\$8,204	\$4,676,000
1	15	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,923	34	-	656	121	-	-	777	\$8,744	\$6,794,000
1	16	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,104	25	-	535	99	-	-	634	\$8,128	\$5,153,000
1	16	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,517	22	-	515	96	-	-	611	\$7,679	\$4,692,000
1	16	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,852	21	-	479	89	-	-	568	\$7,944	\$4,512,000
1	16	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,856	21	-	478	89	-	-	567	\$7,944	\$4,504,000
1	16	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,215	21	-	481	89	-	-	570	\$8,244	\$4,699,000
1	16	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,977	34	-	656	121	-	-	777	\$8,788	\$6,828,000

住宅單位總數: 327

Total Number of Residential Units in the Development : 327

- 準買家請參閱發展商所提供售樓書內有關上述資料之詳情。
Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.
- 本價目表 / 付款辦法 / 有關之優惠隨時調整, 恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

Remarks (備註):

- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。
Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.
- 單位有蓋面積包括實用面積及露台及冷氣機房面積。
Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room.
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。
(附註: 本發展項目的單位所分攤的公用地方面積, 主要包括住宅之各樓層的公用樓梯, 住宅之各樓層的部份電梯大堂及公用走廊, 及住宅之各樓層的垃圾房, 但並不包括電梯槽, 電錶房, 地庫二層至二樓之住宅大堂及會所面積等。)
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, club house area etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
(Remarks: Apportioned Share of Common Area for the unit of this development mainly includes common staircase areas of each residential floor, part of typical common lift lobbies & common corridors of each residential floor, and refuse storage and material recovery rooms of each residential floor but excludes lift shafts, electrical meter rooms, residential main lift lobbies from B2 to 2/F and the club house areas etc.)
- 住宅單位由5樓至36樓, 天台為避火層, 物業不設4、13、14、24及34樓。
Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Tower.
- 單位樓面至樓面高度(指該樓層之石屎地台與上一層石屎地台之高度距離):
5樓: 約3.3米
6樓至32樓: 約2.8米
33樓: 約3.15米
35樓至36樓: 約3.4米
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
5/F: approx. 3m
6/F-32/F: approx. 2.8m
33/F: approx. 3.15m
35/F-36/F: approx. 3.4m
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計上的需要而有所差異。
The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
- 層數較高單位由於結構牆較低層單位稍薄, 因而室內空間或會稍為增多。
The internal space of units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.

- 部份住宅之客廳、睡房、儲物室及走廊之假天花內均裝有冷氣及/或其他機電設備。
There are ceiling bulkheads at the living/dining room, bedrooms, store room and/or corridor of some residential units for the air-conditioning system and/or M&E services.
- 露台、工作平台及平台內裝有公用喉管及/或其他機電設備。
There may be communal pipes and/or M&E services within the balconies, utility platforms and flat roofs.
- 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆, 並由非結構預製外牆之外圍起計。
There are non-structural prefabricated external walls in the residential units. The Saleable Areas as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
- 露台及工作平台不能被全部或部份封閉或封密。
Balconies and utility platforms must not be enclosed in whole or in part.
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government Authorities.
- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批核之大廈公契或附屬公契(如有)等各項文件之副本, 均可向售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plans, Land Grant Conditions and the approved/draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office.
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有), 請參閱發展商提供之售樓說明書內所載批地條款、公用契約(如有)、大廈公契或附屬公契(如有)之相關條款。
For details of the management/maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochures provided by the developer.
- 準買家請參看設置於售樓處之物業模型以便了解物業及其有意購買單位之外觀及建築特色, 特別是屬於或影響該單位之建築特色。該物業模型僅供參考, 一切以屋宇署、地政總署及/或政府相關部門最後批准之圖則為準。
Potential purchasers are also requested to refer to the model of the Development placed at the sales office to appreciate the physical appearances and architectural features of the Development especially those of or affecting the flats they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department, the Lands Department, and/or other relevant Government Authorities.
- 準買家如欲了解本項目的詳情, 請參閱售樓說明書, 發展商亦建議買方到該發展地盤作實地考察, 以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。
Potential purchasers should make reference to the sales brochure for details of the Development. The developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 有關單位之尺寸, 準買家可於售樓處免費查閱建築圖則之副本。
For flat dimension, copies of related Building Plans are available at the sales office for free inspection.
- 所有資料均依據買賣合約所訂為準。中英文版本如有歧義, 以英文版本為準。
All the information shall be subject to the terms and conditions of the Agreement for Sale and Purchase. Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

制表日期/Date of Printing: 25/05/2012

第 2 批可供出售的單位之第 1 張價單

1st Price List of the 2nd Batch of Units Offered for Sale

This is the 1st price list of the 2nd batch of units offered for sale. The total number of units offered for sale in the 2nd batch is 120. The total number of units offered for sale in this price list is 60.

Vendor / Developer: Hong Kong Housing Society

此價單為第 2 批可供出售的單位之第 1 張價單。第 2 批可供出售的單位總數為 120 個。此價單可供出售的單位為 60 個。

賣方 / 發展商: 香港房屋協會

座數 Tower	樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方米)		實用面積價 (元, 每平方米)	另 And		單位有蓋面積 (平方米)	單位所分攤的 公用地方面積 (平方米)	其他面積 Other Areas		建築面積 (平方米)	建築面積價 (元, 每平方米)	訂價 (元)
			Saleable Area (including Balcony and Utility Platform) (sq. ft.)			露台 (平方米)	冷氣機房 (平方米)			平台 (平方米)	冷氣機平台 (平方米)			
					Unit Rate of Saleable Area (\$ per sq. ft.)	露台 (sq. ft.)	Air Conditioning Plant Room (sq. ft.)	Unit Covered Area (sq. ft.)	Apportioned Share of Common Area (sq. ft.)	Flat Roof (sq. ft.)	Air-conditioning Platform (sq. ft.)	Gross Floor Area (sq. ft.)	Unit Rate of Gross Floor Area (\$ per sq. ft.)	Price (\$)
1	17	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,206	25	-	535	99	-	-	634	\$8,210	\$5,205,000
1	17	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,566	22	-	515	96	-	-	611	\$7,718	\$4,716,000
1	17	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,900	21	-	479	89	-	-	568	\$7,982	\$4,534,000
1	17	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,904	21	-	478	89	-	-	567	\$7,982	\$4,526,000
1	17	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,267	21	-	481	89	-	-	570	\$8,286	\$4,723,000
1	17	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$11,088	34	-	656	121	-	-	777	\$8,876	\$6,897,000
1	19	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,310	25	-	535	99	-	-	634	\$8,293	\$5,258,000
1	19	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,692	22	-	515	96	-	-	611	\$7,820	\$4,778,000
1	19	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,031	21	-	479	89	-	-	568	\$8,088	\$4,594,000
1	19	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,035	21	-	478	89	-	-	567	\$8,088	\$4,586,000
1	19	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,402	21	-	481	89	-	-	570	\$8,395	\$4,785,000
1	19	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$11,199	34	-	656	121	-	-	777	\$8,965	\$6,966,000
1	20	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,361	25	-	535	99	-	-	634	\$8,334	\$5,284,000
1	20	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,710	22	-	515	96	-	-	611	\$7,835	\$4,787,000
1	20	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,050	21	-	479	89	-	-	568	\$8,104	\$4,603,000
1	20	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,055	21	-	478	89	-	-	567	\$8,104	\$4,595,000
1	20	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,422	21	-	481	89	-	-	570	\$8,411	\$4,794,000
1	20	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$11,256	34	-	656	121	-	-	777	\$9,010	\$7,001,000
1	21	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,414	25	-	535	99	-	-	634	\$8,377	\$5,311,000
1	21	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,789	22	-	515	96	-	-	611	\$7,899	\$4,826,000
1	21	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,131	21	-	479	89	-	-	568	\$8,169	\$4,640,000
1	21	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,136	21	-	478	89	-	-	567	\$8,169	\$4,632,000
1	21	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,507	21	-	481	89	-	-	570	\$8,479	\$4,833,000
1	21	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$11,312	34	-	656	121	-	-	777	\$9,055	\$7,036,000
1	22	F	622	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$11,368	34	-	656	121	-	-	777	\$9,100	\$7,071,000
1	23	A	510	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,518	25	-	535	99	-	-	634	\$8,461	\$5,364,000
1	23	B	493	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$9,886	22	-	515	96	-	-	611	\$7,977	\$4,874,000
1	23	C	458	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,231	21	-	479	89	-	-	568	\$8,250	\$4,686,000
1	23	D	457	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,236	21	-	478	89	-	-	567	\$8,250	\$4,678,000
1	23	E	460	(露台 Balcony: 22) (工作平台 Utility Platform: 16)	\$10,611	21	-	481	89	-	-	570	\$8,563	\$4,881,000

住宅單位總數: 327

Total Number of Residential Units in the Development: 327

- 準買家請參閱發展商所提供售樓書內有關上述資料之詳情。
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All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

Remarks (備註):

- 實用面積包括露台及工作平台面積, 但不包括其他面積或冷氣機平台面積。
Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.
- 單位有蓋面積包括實用面積及露台及冷氣機房面積。
Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room.
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 單位所分攤的公用地方面積包括住宅之各種層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。
(附註: 本發展項目的單位所分攤的公用地方面積, 主要包括住宅之各種層的公用樓梯, 住宅之各種層的部份電梯大堂及公用走廊, 及住宅之各種層的垃圾房, 但並不包括電梯槽, 電錶房, 地庫二層至二樓之住宅大堂及會所面積等。)
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, club house area etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
{Remarks: Apportioned Share of Common Area for the unit of this development mainly includes common staircase areas of each residential floor, part of typical common lift lobbies & common corridors of each residential floor, and refuse storage and material recovery rooms of each residential floor but excludes lift shafts, electrical meter rooms, residential main lift lobbies from B2 to 2/F and the club house areas etc.}
- 住宅單位由5樓至36樓, 天台為避火層, 物業不設4、13、14、24及34樓。
Residential floors start from 5/F to 36/F. Refuge floor is located at Roof Floor. There are no 4/F, 13/F, 14/F, 24/F and 34/F on the Tower.
- 單位樓面至樓面高度(指該樓層之石屎地面與上一層石屎地面之高度距離):
5樓: 約3米
6樓至32樓: 約2.8米
33樓: 約3.15米
35樓至36樓: 約3.4米
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor):
5/F: approx. 3m
6/F-32/F: approx. 2.8m
33/F: approx. 3.15m
35/F-36/F: approx. 3.4m
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計上的需要而有所差異。
The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
- 層數較高單位由於結構牆較低層單位稍薄, 因而室內空間或會稍為增多。
The internal space of units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.

- 部份住宅之客廳、睡房、儲物室及走廊之假天花內均裝有冷氣及/或其他機電設備。
There are ceiling bulkheads at the living/dining room, bedrooms, store room and/or corridor of some residential units for the air-conditioning system and/or M&E services.
- 露台、工作平台及平台內裝有公用喉管及/或其他機電設備。
There may be communal pipes and/or M&E services within the balconies, utility platforms and flat roofs.
- 單位有非結構預製外牆, 買賣合約之實用面積之計算包括非結構預製外牆, 並由非結構預製外牆之外圍起計。
There are non-structural prefabricated external walls in the residential units. The Saleable Areas as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
- 露台及工作平台不能全部或部份封閉或封密。
Balconies and utility platforms must not be enclosed in whole or in part.
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government Authorities.
- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批核之大廈公契或附屬公契(如有)等各項文件之副本, 均可向售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plans, Land Grant Conditions and the approved/draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office.
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有), 請參閱發展商提供之售樓說明書內所載批地條款、公用契約(如有)、大廈公契或附屬公契(如有)之相關條款。
For details of the management/maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochures provided by the developer.
- 準買家如欲了解本項目的詳情, 請參閱售樓說明書。發展商亦建議買方到該發展地盤作實地考察, 以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
Potential purchasers should make reference to the sales brochure for details of the Development. The developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 有關單位之尺寸, 準買家可於售樓處免費查閱建築圖則之副本。
For flat dimension, copies of related Building Plans are available at the sales office for free inspection.
- 所有資料均依據買賣合約所訂為準。中英文版本如有歧義, 以英文版本為準。
All the information shall be subject to the terms and conditions of the Agreement for Sale and Purchase. Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

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付款方法 (Payment Terms) :

(A) 建築期付款計劃 (照訂價) Stage Payment (List Price)

- 1) 樓價 10%於簽署臨時買賣合約 (“臨時合約”) 時繳付。
10% of the purchase price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”)
- 2) 於 3 個工作天內簽署正式買賣合約 (“正式合約”)。
The Formal Agreement for Sale and Purchase (“ASP”) shall be signed within 3 working days after signing of the PASP.
- 3) 買方須於簽署臨時合約後 60 天內再付樓價 5%。
A further 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 天內再付樓價 5%。
A further 5% of the purchase price shall be paid by the purchaser within 90 days after signing of the PASP.
- 5) 樓價 80%於賣方發出成交通知書予買家的日期起十四天內繳付。
80% of the purchase price shall be paid by the Purchaser within 14 days after issuance of notice of completion.

(B) 即供付款計劃 (照訂價減 5%) Cash Payment (5% discount from List Price)

- 1) 樓價 10%於簽署臨時合約時繳付。
10% of the purchase price shall be paid by the Purchaser upon signing of the PASP.
- 2) 於 3 個工作天內簽署正式合約。
The ASP shall be signed within 3 working days after signing of the PASP.
- 3) 樓價 90%於買方簽署臨時合約後 60 天內繳付。
90% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP.

(C) 第二按揭付款計劃 (照訂價減 2%) Second Mortgage Payment (2% discount from List Price)

- 1) 樓價 10%於簽署臨時合約時繳付。
10% of the purchase price shall be paid by the Purchaser upon signing of the PASP.
- 2) 於 3 個工作天簽署正式合約。
The ASP shall be signed within 3 working days after signing of the PASP.
- 3) 樓價 90%於買方簽署臨時合約後 75 天內繳付。
90% of the purchase price shall be paid by the Purchaser within 75 days after signing of the PASP.

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

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

The Purchaser can apply for second mortgage through Hong Kong Housing Society (“Housing Society”) subject to the following basic terms. (Please also refers to Points to Note on Second Mortgage Loan)

- 1) 最高為樓價之兩成
Any amount up to 20% of the property’s purchase price.
- 2) 貸款後首兩年免息，其後利率為香港上海滙豐銀行最優惠利率
No interest is chargeable for the first 2 years from the date of loan advance, thereafter interest is charged at HSBC Prime rate.
- 3) 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 tenor of the second mortgage loan shall equal to or not more than the tenor of the first mortgage loan, subject to a maximum of 25 years (includes the first 2 years interest free repayment period).
- 4) 房協只會在借款人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)，並向本會提供入息證明文件後，才考慮第二按揭貸款申請。房協有權拒絕任何第二按揭申請而毋須提供任何理由。
The Housing Society will only process the second mortgage loan application after the borrower has obtained approval of a first mortgage loan (with 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 authority) and has produced income proof documents. The Housing Society has 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參與銀行辦理。
Borrower must obtain a first mortgage loan from one of the participating banks from the approved list.
- 6) 第二按揭貸款必須以第二樓花按揭/法定抵押及(如需要)擔保書作為擔保，並經由房協指定律師事務所辦理，有關費用由借款人負責。
The second mortgage loan shall be secured by a second equitable mortgage/legal charge and (if required) a guarantee, and handled by the solicitor designated by the Housing Society. All cost and disbursements relating thereto shall be borne by the borrower.
- 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，總貸款額不能超過樓價之八成；樓價為港幣\$10,000,000 元或以上，則不得超過樓價之七成)；而每月供款(第一按揭加第二按揭)不得超過借款人總收入的一半。
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 monthly repayment of both the first and second mortgage loans shall not be greater than 50% of the borrower’s monthly income.
- 8) 房協只會接受與本會簽定喜雅買賣合約的第一手買家申請第二按揭貸款。
Only first-hand purchasers who have entered a sale and purchase agreement with the Housing Society for the purchase of a unit in Heya Green shall be eligible to apply for a second mortgage loan.
- 9) 房協保留權利可向借款人要求即時全數清還第二按揭貸款。
The Housing Society reserves the right to demand immediate repayment of the second mortgage loan.

付款辦法附註 (Remark of payment term) :

- 1) 房協有權在沒有任何事先通知下修改或取消上述付款辦法。
The Housing Society reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
- 2) 買方倘簽署臨時合約後逾期不到律師樓簽署正式買賣合約，則賣方可沒收首期定金的金額。
If a person who has signed a Preliminary Agreement for Sale and Purchase does not, for whatever reason, execute the Formal Agreement for Sale and Purchase, the Vendor has the right to keep and forfeit the preliminary deposit.
- 3) 於簽署臨時合約時，買方須付不少於樓價一成作為定金，買方須將認購登記時所繳付之港幣\$200,000 按金作為初期定金，如本票不足樓價一成，買方須於簽署臨時合約時以銀行本票或買方私人支票（支票抬頭請寫「胡關李羅律師行」或「WOO, KWAN, LEE & LO」）補足。
The purchaser shall pay 10% of the purchase price as the preliminary deposit upon the signing of Preliminary Agreement for Sale and Purchase, the cashier order in sum of HK\$200,000.00 paid during the application stage shall be applied towards partial payment of the preliminary deposit, any outstanding amount of the preliminary deposit shall be paid by cashier order or personal cheque made payable to “Woo, Kwan, Lee & Lo” upon the signing of Preliminary Agreement for Sale and Purchase.
- 4) 買方須於簽署正式合約時繳付物業之印花稅。
Purchaser should pay the stamp duty upon signing the Agreement of Sale and Purchase.
- 5) 所有按即供付款辦法及第二按揭付款辦法換算之樓價皆以四捨五入方式計至千位數。
All purchase prices in Cash Payment and Second Mortgage Payment shall be rounded to the nearest thousand dollar.
- 6) 買方如要求更改臨時買賣合約之付款方法，必須於簽署臨時買賣合約後第一個工作天內向房協申請，並須繳付港幣\$2,000 元作手續費，惟房協仍保留否決更改之權利。倘若申請獲得房協接納，買方亦必須另行簽署修訂合約文件，並負擔所需之一切費用(並不限於律師費及蓋印費等)。
Should the purchaser request to change the payment method, his/her request must be raised within one working day after signing PASP and shall pay the Housing Society a handling fee of HK\$2,000 and Housing Society reserves the right of veto and change in any occasion. If such application is approved by Housing Society, purchaser might be requested to sign supplemental agreement and bear all cost including but not limited to legal fee and stamp duty.

買方須知 Notes to Purchasers:

- 1) 根據臨時合約所繳交之臨時定金為該物業的樓價之百分之十。
The Preliminary Deposit paid to the Vendor under the PASP shall be an amount equal to 10% of the purchase price of the unit concerned.
- 2) 部份樓價及樓價餘款，必須以香港持牌銀行所發出，並以賣方律師行作抬頭人之本票或保付支票支付。
All part payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser(s) by way of a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's solicitors for the relevant amount.
- 3) 買方須於簽訂臨時合約後的三個工作天內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署由賣方律師所訂的正式合約。正式合約內容買方不得更改。只有簽署本臨時合約之買方才能夠簽署正式合約。
The Purchaser(s) shall attend the office of the Vendor's solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 3 working days after the signing of PASP during office hours to sign the ASP prepared by the Vendor's Solicitors which shall not be altered by the Purchaser(s). Only the Purchaser(s) who has/have signed the PASP will be permitted to sign the formal ASP.
- 4) 若買方不論任何原因不依時與賣方簽署正式合約及/或不依時繳付樓價，在不影響賣方向買方追究違反臨時合約的前提下，賣方有權立即終止臨時合約，及不另行通知買方將該物業轉賣予他人。在上述情況下，賣方有權保留買方按臨時合約所繳交之臨時定金(買方不獲任何利息及賠償)。在簽署正式合約時，臨時定金將被視為買方所支付的定金和部份樓價。
Should the Purchaser(s) fail, for whatever reason, to sign the ASP within the time limit and pay the purchase money in accordance with the payment terms, without prejudice to the Vendor's right to claim against the Purchaser for breach of the PASP, the Vendor shall be entitled to terminate the PASP forthwith and resell the relevant unit to anyone the Vendor thinks fit without prior notice. The Vendor shall further have the right to keep the Preliminary Deposit paid to the Vendor (without interest or compensation to the Purchaser(s)). Upon signing of the ASP, the Preliminary Deposit shall become a deposit and part payment of the purchase price.
- 5) 如買方不另聘律師及按揭文件(如有)由賣方律師負責處理，正式買賣合約及轉讓契之律師費才會由賣方支付。除此情況外，該等律師費一概由買方負責。詳情請參閱有關律師樓之律師收費表及有關律師費豁免書(如適用)之條款。
The legal cost in respect of the ASP and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented and the mortgage of the Property (if any) is also handled by the Vendor's solicitors. In any other case, such legal costs shall be paid by the Purchaser solely. For details, please refer to the Table for Legal Costs and Other Expenses of the relevant solicitors and the terms of the relevant fee waiver (if applicable).
- 6) 於此買賣交易中買方須負責繳付所有有關擬備、簽訂、加蓋印花、完成交易及登記臨時合約、正式合約及轉讓契的買方律師費及墊付費用及 (a) 有關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; (b) 業權文件認正本之費用; (c) 該物業的正式合約及轉讓契之圖則費; (d) 一概有關臨時合約、正式合約及轉讓契之蓋印費(包括但不限於任何印花稅條例所定義之「額外印花稅」)、登記費及其他支出費用; 及 (e) 該物業按揭(如有)之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契及管理合約向賣方或管理公司補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述 (a) 至 (e) 項。
The Purchaser(s) shall solely bear and pay all legal costs and disbursements for the preparation, execution, stamping, completion and registration of the PASP, the formal ASP and the Assignment and (a) 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, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to be annexed to the formal ASP and the Assignment, (d) all stamp duty, registration fee and other disbursements on the PASP, the formal ASP and the Assignment (including without limitation any "special stamp duty" defined in the Stamp Duty Ordinance), and (e) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property. The Purchaser(s) shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the formal ASP and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the formal ASP and the subsequent Assignment to the Purchaser, each of the Vendor and the Purchaser shall pay its own solicitors' cost and disbursements of and incidental to the preparation, execution, completion, stamping and registration of the formal ASP and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (a) to (e) listed above in any case.
- 7) 買方如須安排物業按揭，請於購買物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條件等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire with the relevant bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage loan for the Property. All mortgage arrangement shall be subject to the final approval of the bank(s) or financial institution(s).
- 8) 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.
- 9) 有關該物業之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor's notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 10) 正式合約下的買方必須與賣方承諾除了簽署按揭或押記外，買方不會於買賣完成交易及簽署轉讓契前提名其他人簽署轉讓契，轉售該物業或以任何形式轉移或簽署其他合約以轉移正式買賣合約的利益。
The Purchaser under the ASP is required to agree with the Vendor in the ASP to the effect that other than entering into a mortgage or charge, he will not nominate any person to take up the Assignment, sub-sell the Property or transfer the benefit of the ASP in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

本文件之內容之中文譯本僅供參考之用。如有爭議，以英文文本為準。

The Chinese translation of the content of this document is for reference only and the English version thereof shall prevail in case of inconsistency.