

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	瓏碧 Allegro	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	賈炳達道 138 號 138 Carpenter Road		
發展項目中的住宅物業的總數 The total number of residential properties in the development		190	

印製日期 Date of Printing	價單編號 Number of Price List
15/05/2022	2

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

修改日期 Date of Revision	經修改的價單編號 Number of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
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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 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
瓏碧 Allegro	15	B	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,570,000	332,003 (30,845)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	15	E	26.324 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,691,000	330,155 (30,710)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	15	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,812,000	298,192 (27,718)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	16	A	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,599,000	291,719 (27,116)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	16	B	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,588,000	332,912 (30,930)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	16	E	26.324 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,717,000	331,143 (30,802)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	16	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,842,000	299,103 (27,802)	-	-	-	-	-	-	-	-	-	

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 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
瓏碧 Allegro	17	A	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,627,000	292,570 (27,195)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	17	B	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,608,000	333,923 (31,023)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	17	G	38.458 (414) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,074,000	313,953 (29,164)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	17	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,871,000	299,985 (27,884)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	18	B	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,647,000	335,894 (31,207)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	18	G	38.458 (414) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,205,000	317,359 (29,481)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	18	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,930,000	301,778 (28,051)	-	-	-	-	-	-	-	-	-	

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 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
瓏碧 Allegro	19	B	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,647,000	335,894 (31,207)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	19	G	38.458 (414) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,265,000	318,919 (29,626)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	19	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,930,000	301,778 (28,051)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	20	G	38.458 (414) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,360,000	321,390 (29,855)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	21	G	38.458 (414) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,457,000	323,912 (30,089)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	22	G	38.458 (414) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,553,000	326,408 (30,321)	-	-	-	-	-	-	-	-	-	

第三部份：其他資料 Part 3: Other Information

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

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

第 52(1) 條 / Section 52(1)

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

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

第 53(2) 條 / Section 53(2)

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

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

第 53(3) 條 / Section 53(3)

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

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

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

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

- (4)(i)註:在第(4)段中:
- (a) 「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指將於臨時合約(及/或正式合約)中訂明的住宅物業的實際售價。因應不同支付條款及/或適用的折扣(如有)按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。
 - (b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。
 - (c) 「臨時合約」指臨時買賣合約。
 - (d) 「正式合約」指正式買賣合約。

Note: In paragraph (4): (a) “price” means the price of the residential property set out in Part 2 of this price list, and “transaction price” means the actual price of the residential property to be set out in PASP (and/or the ASP). The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the price will be rounded up to the nearest thousand to determine the transaction price.

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

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

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

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

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

支付條款 Terms of Payment

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價減 8%) (8% discount on the price)

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

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

- (2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。

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

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

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

(A1) 90 天現金無憂按揭付款計劃 90-day Cash Hesitation-Free Mortgage Payment Plan (照售價減 4%) (4% discount on the price)

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

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

- (2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。

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

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

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

本付款計劃提供「成交金額 70% 第一按揭」安排，該安排詳情見第 (4)(iii)(b) 段。

The arrangements of “First Mortgage for 70% of the transaction price” will be provided under this payment plan. Please see paragraph (4)(iii)(b) for the details of that arrangement.

(A2) 90 天現金超級按揭付款計劃 90-day Cash Super Mortgage Payment Plan (照售價減 3%) (3% discount on the price)

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

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

- (2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。

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

- (3) 成交金額90%即成交金額餘款於買方簽署臨時合約後90天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的14日內由買方付清，以較早者為準。
- 90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP or within 14 days after the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser, whichever is earlier.

本付款計劃提供「東鐵過海超級 80%第一按揭」安排，該安排詳情見第 (4)(iii)(d)段。

The arrangements of “East Rail Cross-Harbour Extension Super 80% First Mortgage” will be provided under this payment plan. Please see paragraph (4)(iii)(d) for the details of that arrangement.

(B) 建築期付款計劃 Stage Payment Plan (照售價減 6%) (6% discount on the price)

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

(B1) 建築期無憂按揭付款計劃 Stage Hesitation-Free Mortgage Payment Plan (照售價減 2%) (2% discount on the price)

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

本付款計劃提供「成交金額 70%第一按揭」安排，該安排詳情見第 (4)(iii)(b)段。

The arrangements of “First Mortgage for 70% of the transaction price” will be provided under this payment plan. Please see paragraph (4)(iii)(b) for the details of that arrangement.

(B2) 建築期超級按揭付款計劃 Stage Super Mortgage Payment Plan (照售價減 3%) (3% discount on the price)

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

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

- (2) 買方簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。

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

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

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

本付款計劃提供「東鐵過海超級 80% 第一按揭」安排，該安排詳情見第 (4)(iii)(d) 段。

The arrangements of “East Rail Cross-Harbour Extension Super 80% First Mortgage” will be provided under this payment plan. Please see paragraph (4)(iii)(d) for the details of that arrangement.

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the price is available

- (a) 見 4(i)

See 4(i)

- (b) (I) 「4 站過海置業折扣」：額外售價 2% 折扣優惠

“4-Station Cross-Harbour Home Discount”: An extra 2% discount on the price.

- (II) 「瓏碧41名校網優惠」：於 2022 年 8 月 31 日或之前簽署臨時合約購買本價單中之住宅物業之買方（不論列於本價單或任何其他價單內）可獲額外售價 2% 折扣優惠。

“Allegro School Net 41 Benefit”: An extra 2% discount on the price would be offered to the purchasers who sign the PASP to purchase a residential property (whether the specified residential property is included in this price list or any other price lists) on or before 31st August 2022.

- (c) “Countrygardenhk” Instagram 帳戶追蹤優惠 “Countrygardenhk” Instagram Account Follows’ Discount

凡於簽署臨時買賣合約前追蹤 “countrygardenhk” Instagram 帳戶的買家，可獲 1% 售價折扣優惠。

A 1% discount from the Price would be offered to a Purchaser who has followed the “countrygardenhk” Instagram account before signing the PASP

- (d) 傢具現金津貼折扣 Furniture Cash Subsidy Discount

(只適用於選購 B 單位 或 J 單位之買方)

(Only applicable to the purchaser who chooses to purchase Unit B or Unit J)

- (i) 如買方於簽署臨時合約時選擇傢具現金津貼折扣，買方可獲港幣\$20,000售價折扣優惠。

If the purchaser chooses the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser will be offered HK\$20,000 discount on the Price.

- (ii) 如買方於簽署臨時合約時不選擇傢具現金津貼折扣，則買方可享有第(4)(iii)(c)段所述之傢具禮券優惠。為免疑問，就購買每個B單位或J單位住宅物業，買方只可享有傢具現金津貼折扣或第(4)(iii)(c)段所述之傢具禮券優惠的其中一項。

If the purchaser does not choose the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser is entitled to the Furniture Voucher Benefit set out in paragraph (4)(iii)(c). For the avoidance of doubt, for the purchase of each Unit B or Unit J residential property, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount or the Furniture Voucher Benefit as set out in paragraph (4)(iii)(c).

(iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

- (a) 見 4(i) 及 4(ii)

See 4(i) and 4(ii)

- (b) 「成交金額 70% 第一按揭」 “First Mortgage for 70% of the transaction price”

只適用於揀選第(4)(i)(A1)段或(4)(i)(B1)之付款計劃的買方。 Only applicable to purchasers who select the payment plans under paragraphs (4)(i)(A1) or (4)(i)(B1).

只適用於屬自然人的買方。 Only applicable to purchasers who are natural persons.

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請最高達成交金額之70%之第一按揭(「70%第一按揭貸款」)。70%第一按揭貸款及其申請受以下條款及條件規限：

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 70% of the transaction price (the “70% First Mortgage Loan”). The First Mortgage and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第一承按人申請70%第一按揭貸款。

The purchaser shall by prescribed form apply to the Referred First Mortgagee for the 70% First Mortgage Loan, not less than 60 days before the due date of payment of the balance of the transaction price.

- (2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。

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

- (3) 買方須以所購之發展項目住宅物業之第一衡平法按揭及第一法定按揭作抵押。

The 70% First Mortgage Loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser.

- (4) 70%第一按揭貸款的最高金額為成交金額的70%(若買方為香港永久性居民)或60%(若買方為非香港永久性居民)，貸款金額不可超過應繳付之成交金額餘額。介紹之第一承按人會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum 70% First Mortgage Loan amount shall be 70% of the transaction price (if the purchaser(s) is/are Hong Kong permanent residents) or 60% of the transaction price (if the purchaser is/are not Hong Kong permanent residents), provided that the loan amount shall not exceed the balance of the transaction price payable. The Referred First Mortgagee will decide the loan amount to be granted to the purchaser after considering the result of the credit assessment of the purchaser and his/her guarantor (if applicable).

- (5) 70%第一按揭貸款年期最長為 30年。

The maximum tenor of the 70% First Mortgage Loan shall not exceed 30 years.

- (6) 70%第一按揭貸款首 12 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減5.5% (P-5.5%)計算。其後的年利率以最優惠利率(P)計算。P為浮動利率，於本價單印製日期P為每年5.5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the first 12 months of the 70% First Mortgage Loan shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 5.5% (P-5.5%). The interest rate for the rest of the tenor of the 70% First Mortgage Loan shall be Prime Rate (P). P is subject to fluctuation. P as at the date of printing of this price list is 5.5% per annum. The final interest rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- (7) 70%第一按揭貸款首12個月為免息免供期。第13個月起，買方須照常連本帶息分期供款。

No repayment of principal and no payment of interest is required for the first 12 months of the 70% First Mortgage Loan. Starting from the 13th month of the 70% First Mortgage Loan, the purchaser shall repay the principal and interest by instalments.

- (8) 買方須按月分期償還70%第一按揭貸款。

The purchaser shall repay the 70% First Mortgage Loan by monthly instalments.

- (9) 70%第一按揭貸款之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

All legal documents in relation to the 70% First Mortgage Loan must be prepared by the solicitors' firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the purchaser.

- (10) 如買方申請70%第一按揭貸款後，最終並無動用70%第一按揭貸款，買方將可獲賣方提供相等於成交金額3.5%的「成交金額回贈」，成交金額回贈將會於成交時直接用於支付部份成交金額餘款。

If, after applying for the 70% First Mortgage Loan, the purchaser eventually does not utilize the 70% First Mortgage Loan, the purchaser will be entitled to a "Transaction Price Rebate" equivalent to 3.5% of the original transaction price from the vendor, which will be directly applied towards settlement of part of the balance of transaction price upon completion.

- (11) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚按揭條款及條件、批核條件及申請手續。

The purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the 70% First Mortgage Loan, approval conditions and application procedures of the 70% First Mortgage Loan before choosing this arrangement.

- (12) 本價單所列之70%第一按揭貸款條款及批核條件僅供參考，介紹之第一承按人保留不時更改70%第一按揭貸款條款及批核條件的權利。

The terms and conditions and approval conditions of the 70% First Mortgage Loan as set out in this price list are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the 70% First Mortgage Loan from time to time as it sees fit.

- (13) 有關70%第一按揭貸款之批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就70%第一按揭貸款之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。

The terms and conditions and the approval of applications for the 70% First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be

deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the 70% First Mortgage Loan. Irrespective of whether the 70% First Mortgage Loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.

(c) 傢具禮券優惠 Furniture Voucher Benefit

(只適用於選購B單位或J單位之買方)

(Only applicable to the purchaser who chooses to purchase Unit B or Unit J)

- (i) 傢具禮券優惠(『該優惠』)由指定傢具公司提供。

The Furniture Voucher Benefit (the “Benefit”) is provided by the designated furniture company.

- (ii) 買方於簽署臨時合約時，買方可免費獲贈由指定傢具公司提供傢具禮券一張(「該禮券」)。

Upon the signing of the PASP, the purchaser will receive a furniture voucher (the “Voucher”) from a designated furniture company free of charge.

- (iii) 買方須於簽署臨時合約後的10個工作日內兌換該禮券並與指定傢具公司簽訂有關提供適用於指明住宅物業的指明傢具(『該傢具』)之合約。

The purchaser shall redeem the Voucher within 10 working days after signing of the PASP and enter into a contract with the designated furniture company regarding the provision of specified furniture applicable to the specified residential property (the "Furniture").

- (iv) 有關該傢具的詳情(包括但不限於設計、顏色及物料)，請向指定傢具公司查詢。

For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company.

- (v) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the ASP, the Vendor shall be entitled to cancel the Benefit forthwith without prejudice to the Vendor’s other rights and remedies under the PASP, the ASP or other applicable laws.

- (vi) 買方須付清指明住宅物業之樓價及按買賣合約完成指明住宅物業買賣，不管：

The Purchaser shall settle the full amount of the purchase price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the ASP irrespective of whether:

- (1) 就該優惠有否引起任何爭議；及

there is any dispute arising from the Benefit; and

- (2) 該傢具公司交付予買方的所有或任何該傢具是否與該優惠之條款一致。

all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

- (vii) 如無論任何原因，指明住宅物業的買賣未能於地政總署發出的轉讓同意書或滿意證明書的日期(以較早者為準)的3個月內按買賣合約完成，該優惠將終止，買方亦不會因此獲得任何賠償。

If for whatever reason, the sale and purchase of the specified residential property is not completed in accordance with the ASP within 3 months from the date of the consent to assign or the certificate of compliance issued by Lands Department (whichever is the earlier), then the Benefit shall be terminated, and the Purchaser shall not be entitled to any compensation therefor.

- (viii) 賣方、其所有控股公司或其代表不會就該優惠及該傢具提供保養或作出任何保證或陳述，更不會就該傢具狀況、狀態、品質、性能或任何該傢具是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢具有任何異議或質詢，應直接聯絡該傢具公司。

The Vendor, all their holding company(ies) or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding

the Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture company directly.

(ix) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

(d) 「東鐵過海超級80%第一按揭」 “East Rail Cross-Harbour Extension Super 80% First Mortgage”

只適用於揀選第(4)(i)(A2)段或第(4)(i)(B2)段之付款計劃的買方。 Only applicable to the purchasers who select the payment plans under paragraphs (4)(i)(A2) or (4)(i)(B2).

只適用於屬自然人的買方。 Only applicable to purchasers who are natural persons.

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請最高達成交金額之80%之第一按揭(「80%第一按揭貸款」)。80%第一按揭貸款及其申請受以下條款及條件規限：

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 80% of the transaction price (the “80% First Mortgage Loan”). The First Mortgage and its application are subject to the following terms and conditions:

(1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向介紹之第一承按人申請80%第一按揭貸款。

The purchaser shall by prescribed form apply to the Referred First Mortgagee for the 80% First Mortgage Loan, not less than 60 days before the due date of payment of the balance of the transaction price.

(2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。

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

(3) 買方須以所購之發展項目住宅物業之第一衡平法按揭及第一法定按揭作抵押。

The 80% First Mortgage Loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser.

(4) 80%第一按揭貸款的最高金額為成交金額的80%，貸款金額不可超過應繳付之成交金額餘額。介紹之第一承按人會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum 80% First Mortgage Loan amount shall be 80% of the transaction price, provided that the loan amount shall not exceed the balance of the transaction price payable. The Referred First Mortgagee will decide the loan amount to be granted to the purchaser after considering the result of the credit assessment of the purchaser and his/her guarantor (if applicable).

(5) 80%第一按揭貸款年期最長為 25年。

The maximum tenor of the 80% First Mortgage Loan shall not exceed 25 years.

(6) 80%第一按揭貸款首24個月之年利率以介紹之第一承按人引用之最優惠利率(P)減5.375% (P-5.375%)計算。其後之年利率以最優惠利率(P)加1.375% (P+1.375%)計算。P為浮動利率，於本價單印製日期P為每年5.375%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the first 24 months of the 80% First Mortgage Loan shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 5.375% (P-5.375%). The interest rate for the rest of the tenor of the 80% First Mortgage Loan shall be Prime Rate (P) plus 1.375% (P+1.375%). P is subject to fluctuation. P as at the date of printing of this price list is 5.375% per annum. The final interest rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- (7) 80%第一按揭貸款首24個月為免息免供期。第25個月起，買方須照常連本帶息分期供款。

No repayment of principal and no payment of interest is required for the first 24 months of the 80% First Mortgage Loan. Starting from the 25th month of the 80% First Mortgage Loan, the purchaser shall repay the principal and interest by instalments.

- (8) 買方須按月分期償還80%第一按揭貸款。

The purchaser shall repay the 80% First Mortgage Loan by monthly instalments.

- (9) 80%第一按揭貸款之文件必須由介紹之第一承接人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

All legal documents in relation to the 80% First Mortgage Loan must be prepared by the solicitors' firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the purchaser.

- (10) 如買方申請80%第一按揭貸款後，最終並無動用80%第一按揭貸款，買方將可獲賣方提供相等於成交金額2.5%的「成交金額回贈」，成交金額回贈將會於成交時直接用於支付部份成交金額餘款。

If, after applying for the 80% First Mortgage Loan, the purchaser eventually does not utilize the 80% First Mortgage Loan, the purchaser will be entitled to a "Transaction Price Rebate" equivalent to 2.5% of the original transaction price from the vendor, which will be directly applied towards settlement of part of the balance of transaction price upon completion.

- (11) 買方於決定選擇此安排前，請先向介紹之第一承接人查詢清楚按揭條款及條件、批核條件及申請手續。

The purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the 80% First Mortgage Loan, approval conditions and application procedures of the 80% First Mortgage Loan before choosing this arrangement.

- (12) 本價單所列之80%第一按揭貸款條款及批核條件僅供參考，介紹之第一承接人保留不時更改80%第一按揭貸款條款及批核條件的權利。

The terms and conditions and approval conditions of the 80% First Mortgage Loan as set out in this price list are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the 80% First Mortgage Loan from time to time as it sees fit.

- (13) 有關80%第一按揭貸款之批核與否及借貸條款以介紹之第一承接人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就80%第一按揭貸款之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。

The terms and conditions and the approval of applications for the 80% First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the 80% First Mortgage Loan. Irrespective of whether the 80% First Mortgage Loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.

(iv) 誰人負責支付買賣該發展項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development

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

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

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

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

- (v) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

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

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

備註：買方如因任何原因需更改支付條款，必須得賣方事先同意，並須向賣方繳付港幣\$8,000 不可退還手續費及自付全部相關額外費用(包括補充合約的法律費用)。

Remark: If a purchaser would like to change the terms of payment for whatever reasons, the prior consent of the vendor must be obtained and a non-refundable administrative fee of HK\$8,000 shall be payable by the purchaser to the vendor and the purchaser shall bear all related extra expenses including the legal cost for the supplemental agreement).

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

賣方委任的代理:

Agents appointed by the vendor:

中原地產代理有限公司

Centaline Property Agency Limited

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

利嘉閣地產有限公司
Ricacorp Properties Limited

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

世紀 21 集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees

柏齡物業管理有限公司
Parkland Property Management Limited

香港地產代理商總會有限公司及其特許會員
Hong Kong Real Estate Agencies General Association Limited and Chartered Members

香港(國際)地產商會有限公司及其特許會員
Hong Kong (International) Realty Association Limited and Chartered Members

迎富地產代理有限公司
Easywin Property Agency Limited

太陽物業香港代理有限公司
Sunrise Property HK Agency Limited

友和地產有限公司
United Property 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.allegro-hk.com
The address of the website designated by the vendor for the Development is: www.allegro-hk.com