

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	Kensington Hill	期數 (如有) Phase No.(if any)	--
發展項目位置 Location of Development	高街98號 98 High Street		
發展項目中的住宅物業的總數 The total number of residential properties in the development			75

印製日期 Date of Printing	價單編號 Number of Price List
09 September 2014	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 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
04 December 2014	2A	--
15 January 2015	2B	--
10 April 2015	2C	--
05 May 2015	2D	✓
09 June 2015	2E	--
17 August 2015	2F	--
17 November 2015	2G	--

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
Kensington Hill	28	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	24,236,000	301,439 (28,018)	--	--	--	--	--	--	--	--	--	
	26	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	22,535,000	280,283 (26,052)	--	--	--	--	--	--	--	--	--	
	21	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	21,667,000	269,487 (25,049)	--	--	--	--	--	--	--	--	--	
	18	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	21,039,000	261,676 (24,323)	--	--	--	--	--	--	--	--	--	
	15	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	20,389,000	253,591 (23,571)	--	--	--	--	--	--	--	--	--	
	12	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	20,229,000	251,601 (23,386)	--	--	--	--	--	--	--	--	--	
	8	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	19,452,000	241,937 (22,488)	--	--	--	--	--	--	--	--	--	
	6	A	76.768 (826) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	20,686,000	269,461 (25,044)	--	--	--	24.536 (264)	--	--	--	--	--	
	29	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	22,075,000 22,885,000	295,591 306,437 (28,464)	--	--	--	--	--	--	--	--	--	
	28	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	22,075,000 22,885,000	295,591 306,437 (28,464)	--	--	--	--	--	--	--	--	--	
26	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	20,526,000 21,280,000	274,849 284,945 (26,468)	--	--	--	--	--	--	--	--	--		

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
Kensington Hill	21	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	19,618,000 20,458,000	262,694 (24,400) 273,938 (25,445)	--	--	--	--	--	--	--	--	--	--	
	18	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	19,050,000	255,085 (23,694)	--	--	--	--	--	--	--	--	--	--	
	15	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	18,461,000	247,198 (22,961)	--	--	--	--	--	--	--	--	--	--	--
	12	B	74.681 (874) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	18,316,000	245,256 (22,781)	--	--	--	--	--	--	--	--	--	--	--
	8	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	17,715,000	237,209 (22,034)	--	--	--	--	--	--	--	--	--	--	--
	6	B	71.133 (766) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	19,949,000	280,446 (26,043)	--	--	--	37.112 (399)	--	--	--	--	--	--	--
	31	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	16,159,000	305,486 (28,399)	--	--	--	--	--	--	--	--	--	--	--
	30	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	15,923,000	301,025 (27,984)	--	--	--	--	--	--	--	--	--	--	--
	29	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	15,691,000	296,639 (27,576)	--	--	--	--	--	--	--	--	--	--	--
	28	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	15,691,000	296,639 (27,576)	--	--	--	--	--	--	--	--	--	--	--
	26	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	14,591,000	275,843 (25,643)	--	--	--	--	--	--	--	--	--	--	--
	22	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	13,895,000	262,685 (24,420)	--	--	--	--	--	--	--	--	--	--	--
	21	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	13,761,000	260,152 (24,185)	--	--	--	--	--	--	--	--	--	--	--
	19	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	13,362,000	252,609 (23,483)	--	--	--	--	--	--	--	--	--	--	--
18	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	13,362,000	252,609 (23,483)	--	--	--	--	--	--	--	--	--	--	--	

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
Kensington Hill	15	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	12,951,000	244,839 (22,761)	--	--	--	--	--	--	--	--	--	--
	12	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	12,849,000	242,911 (22,582)	--	--	--	--	--	--	--	--	--	--
	8	C	52.896 (569) 露台 Balcony : 1.998 (22) 工作平台 Utility Platform : 1.500 (16)	12,081,000	228,392 (21,232)	--	--	--	--	--	--	--	--	--	--
	6	C	49.398 (532) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	14,402,000	291,550 (27,071)	--	--	--	51.808 (558)	--	--	--	--	--	--

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 Terms of Payment

於本第4節中，「售價」指本價單第二部份所列的售價，「樓價」指臨時買賣合約中所載之價目（即「售價」經計算適用支付條款及折扣後之價目）。

In this section 4, "Price" means the price set out in Part 2 of this price list, and "purchase price" means the purchase price set out in the Preliminary Agreement for Sale and Purchase, i.e. the purchase price after applying the applicable terms of payment and discounts on the Price.

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，並須用港幣\$200,000銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額。

Upon signing of the Preliminary Agreement for Sale and Purchase, Purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price. A cashiers' order of HK\$200,000 being part of the preliminary deposit shall be made payable to "DEACONS". Please prepare a cheque to pay for the balance of the preliminary deposit.

所有折扣後之價目將會向下調整至千位數。

All selling prices after discount have to be rounded down to the nearest thousand dollars.

(A) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減8%) (8% discount from the Price)

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP").
The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約時再付樓價5%作為加付訂金。
A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.
3. 買方簽署臨時合約後90天內再付樓價5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
4. 樓價85%即樓價餘款於買方簽署臨時合約後180天內由買方繳付或於完成交易時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後14天內付清，以較早者為準。
85% of purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion (i.e. within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser), whichever is the earlier.
5. 除臨時訂金之餘額外，所有訂金、部份樓價及樓價餘款均以銀行本票支付，抬頭請寫「的近律師行」。
All deposits (save for the balance of the preliminary deposit), part payment and balance of purchase price shall be paid by way of cashier order made payable to Vendor's solicitors "Deacons".

(A1) 180天備用二按貸款付款計劃 180-day Standby Second Mortgage Loan Payment Plan (照售價減7%) (7% discount from the Price)

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP").
The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約時再付樓價5%作為加付訂金。
A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.
3. 買方簽署臨時合約後90天內再付樓價5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
4. 樓價85%即樓價餘款於買方簽署臨時合約後180天內由買方繳付或於完成交易時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後14天內付清，以較早者為準。
85% of purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion (i.e. within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser), whichever is the earlier.
5. 除臨時訂金之餘額外，所有訂金、部份樓價及樓價餘款均以銀行本票支付，抬頭請寫「的近律師行」。
All deposits (save for the balance of the preliminary deposit), part payment and balance of purchase price shall be paid by way of cashier order made payable to Vendor's solicitors "Deacons".

(C) **建期付款 Stage Payment Plan (照售價) (the Price)**

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”).
The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約時再付樓價5%作為加付訂金。
A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.
3. 買方簽署臨時合約後90天內再付樓價5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
4. 買方簽署臨時合約後180天內再付樓價5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.
5. 樓價80%即樓價餘款於成交時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後14天內付清。
80% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) on completion (i.e. within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser).
6. 除臨時訂金之餘額外，所有訂金、部份樓價及樓價餘款均以銀行本票支付，抬頭請寫「的近律師行」。
All deposits (save for the balance of the preliminary deposit), part payment and balance of purchase price shall be paid by way of cashier order made payable to Vendor’s solicitors “Deacons”.

(E) **360天特別現金優惠付款計劃 360-day Special Cash Payment Plan (照售價減8%) (8% discount from the Price)**

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”).
The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內再付樓價5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 買方簽署臨時合約後 90 天內再付樓價5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
4. 買方簽署臨時合約後 180 天內再付樓價10%作為部份樓價。
10% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.
5. 樓價75%即樓價餘款於買方簽署臨時合約後360天內由買方繳付或於完成交易時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後14天內付清，以較早者為準。
75% of purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or upon completion (i.e. within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser), whichever is the earlier.
6. 除臨時訂金之餘額外，所有訂金、部份樓價及樓價餘款均以銀行本票支付，抬頭請寫「的近律師行」。
All deposits (save for the balance of the preliminary deposit), part payment and balance of purchase price shall be paid by way of cashier order made payable to Vendor’s solicitors “Deacons”.

(E1) **360天備用二按貸款付款計劃 360-day Standby Second Mortgage Loan Payment Plan (照售價減7%) (7% discount from the Price)**

1. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”).
The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內再付樓價5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 買方簽署臨時合約後 90 天內再付樓價5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
4. 買方簽署臨時合約後 180 天內再付樓價10%作為部份樓價。
10% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.
5. 樓價75%即樓價餘款於買方簽署臨時合約後360天內由買方繳付或於完成交易時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後14天內付清，以較早者為準。
75% of purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or upon completion (i.e. within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser), whichever is the earlier.
6. 除臨時訂金之餘額外，所有訂金、部份樓價及樓價餘款均以銀行本票支付，抬頭請寫「的近律師行」。
All deposits (save for the balance of the preliminary deposit), part payment and balance of purchase price shall be paid by way of cashier order made payable to Vendor’s solicitors “Deacons”.

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

1. 見4(i)。
See 4(i).
2. 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member
買方如屬「Club Wheelock」會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員，方可享此折扣優惠。
A 3% discount on the Price would be offered to the Purchaser who is a Club Wheelock member. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member in order to enjoy the discount offer.
3. 「從價印花稅津貼」優惠 “Subsidy of Ad Valorem Stamp Duty” Benefit
本價單所列之單位之買方可獲售價折扣優惠(詳情請參考下列的表格)作為「從價印花稅津貼」優惠。
A discount from the Price (as per the table below) would be offered to the Purchaser of a unit listed in the price list as the “Subsidy of Ad Valorem Stamp Duty” Benefit.

售價 Price	「從價印花稅津貼」優惠的金額 Amount of “Subsidy of Ad Valorem Stamp Duty” Benefit
HK\$20,000,000 以下 Below HK\$20,000,000	售價的3.75% 3.75% on the Price
HK\$20,000,000 或以上 HK\$20,000,000 or above	售價的4.25% 4.25% on the Price

- (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

以下贈品、財務優惠或利益只適用於臨時買賣合約中列明的買方。

The following gift, financial advantage or benefit are applicable only to the Purchaser specified in the preliminary agreement for sale and purchase.

1. 見4(i)。
See 4(i).

2. 傢俱組合 / 傢俱津貼 Furniture Package / Furniture Subsidy

- (i) 下列指定單位買方如決定不選擇「該傢俱津貼」(於下文第4(iii)2(ii)定義), 可免費獲得由賣方送贈傢俱組合(“該傢俱組合”), 條件是買方必須遵守及履行臨時買賣合約及買賣合約的所有條款及條件, 並按該等條款及條件完成購買該等單位。本優惠受其他條款及條件約束。賣方或其代表不會就傢俱的任何方面作出任何保證或陳述, 更不會就任何傢俱的實質狀況、種類、品牌名稱、品質或效能作出任何保證或陳述。一切關於該傢俱組合之事宜, 如有爭議, 以賣方最終決定為準。

Purchaser who purchases the following listed units and decides not to choose the Furniture Subsidy (as defined in paragraph 4(iii)2(ii) below) will be provided with the furniture package by the Vendor (the “Furniture Package”) free of charge, provided that the Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the Agreement for Sale and Purchase and shall complete the purchase of those units in accordance with those terms and conditions. This benefit is subject to other terms and conditions. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the furniture. In particular, no warranty or representation whatsoever is given as to the physical condition and state, type, brand name, quality or the fitness of any of the furniture. In the event of any dispute relating to or arising from the Furniture Package, the Vendor’s decision shall be final.

單位 Unit	樓層 Floor	該傢俱組合估計約值 Estimated value of the Furniture Package
A	6/F-12/F, 15/F-23/F, 25/F-31/F	HK\$230,000
B	6/F-12/F, 15/F-23/F, 25/F-31/F	HK\$210,000
C	6/F-12/F, 15/F-23/F, 25/F-31/F	HK\$180,000

或/or

- (ii) 如下列指定單位買方決定不選擇第4(iii)2(i)段所述由賣方送贈的該傢俱組合, 可獲得傢俱津貼(詳情請參考下列的表格) (“該傢俱津貼”)。該傢俱津貼於售價應用本價單之折扣(如適用)後直接於在售價內扣減。If the Purchaser who purchases the following listed units decides not to choose the Furniture Package from the Vendor under paragraph 4(iii)2(i), the Purchaser will be offered Furniture Subsidy (as per the table below). This Furniture Subsidy will be deducted from the Price after all the discounts as stated in this price list, if applicable, are applied to the Price.

單位 Unit	樓層 Floor	該傢俱津貼 Furniture Subsidy
A	6/F-12/F, 15/F-23/F, 25/F-31/F	HK\$200,000
B	6/F-12/F, 15/F-23/F, 25/F-31/F 25/F-26/F, 28/F-31/F	HK\$180,000
C	6/F-12/F, 15/F-23/F, 25/F-31/F	HK\$130,000

為免疑問, 就每個第4(iii)2(i)及(ii)所指定單位, 買方只可享有第4(iii)2(i)段所述之該傢俱組合或第4(iii)2(ii)段所述的該傢俱津貼的其中一個優惠。

For the avoidance of doubt, for each of the listed unit under paragraph 4(iii)2(i)&(ii), the Purchaser can only be entitled to either the Furniture Package as set out in paragraph 4(iii)2(i) or the Furniture Subsidy under paragraph 4(iii)2(ii).

3. 首1年保養優惠 First Year Maintenance Offer

在不減損買方於買賣合約下之權利的前提下, 凡住宅物業有欠妥之處, 而該欠妥之處並非由任何人之行為或疏忽造成, 買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計1年內向賣方發出書面通知, 賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首1年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser’s rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 1 year from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First Year Maintenance Offer is subject to other terms and conditions.

4. 備用二按貸款 (只適用於選擇第4(i)段中支付條款(A1)及(E1)之買家)

Standby Second Mortgage Loan (Only applicable to the Purchaser who has selected Terms of Payment (A1) and (E1) in paragraph 4(i))

買家可向 Harbour Horizon Limited (「賣方指定的財務機構」)申請備用二按貸款, 主要條款如下:

Purchaser can apply for Standby Second Mortgage Loan from Harbour Horizon Limited (“Vendor’s designated financing company”), key terms are as follows:

- A)(i) 第二按揭貸款最高金額為樓價的20%, 惟第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the purchase price.

第二按揭貸款首24個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(P)減2.5% p.a. (P-2.5%), 其後之按揭利率為港元最優惠利率(P), 利率浮動。最終按揭利率以賣方指定的財務機構最後審批結果為準。

Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.5% p.a. (P-2.5%), thereafter at Hong Kong Dollar Best Lending Rate (P), subject to fluctuation. The final interest rate will be subject to final approval by the Vendor’s designated financing company.

或OR

- A)(ii) 第二按揭貸款最高金額為樓價的25%, 惟第一按揭貸款及第二按揭貸款總金額不可超過樓價的85%。

The maximum second mortgage loan amount shall be 25% of the purchase price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 85% of the purchase price.

第二按揭貸款首24個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(P)減2% p.a. (P-2%), 其後之按揭利率為港元最優惠利率(P), 利率浮動。最終按揭利率以賣方指定的財務機構最後審批結果為準。

Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2% p.a. (P-2%), thereafter at Hong Kong Dollar Best Lending Rate (P), subject to fluctuation. The final interest rate will be subject to final approval by the Vendor’s designated financing company.

備註：買方可選擇第二按揭的最高貸款金額，惟第二按揭貸款利率會因應第二按揭最高貸款金額而有所調整，詳情請參閱上述第A(i)及A(ii)條款。

Note: Purchaser can select the maximum second mortgage loan amount, but the interest rate will adjust according to the maximum second mortgage loan amount, details please refer to terms A(i) and A(ii) mentioned above.

- B) 買方必須於付清樓價餘額之日起計最少60日前以書面向賣方申請第二按揭貸款。
The Purchaser shall make a written application to the Vendor for a second mortgage loan not less than 60 days before the date of settlement of the balance of the purchase price.
- C) 第二按揭貸款年期最長為20年，或與第一按揭貸款之年期相同，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan, whichever is shorter.
- D) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款及第二按揭貸款及其他借貸的還款)不超過香港金融管理局不時訂明的「供款與入息比率」上限。
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.
- E) 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行同意辦理第二按揭貸款。
First mortgage bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- F) 第一按揭貸款及第二按揭貸款申請需由有關承接機構獨立審批。
First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.
- G) 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的財務機構)指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。
All legal documents of the second mortgage shall be handled by the Vendor's (or Vendor's designated financing company) designated solicitors and all legal costs and disbursement relating thereto shall be borne by the Purchaser.
- H) 第二按揭貸款批出與否及其條款，受制於賣方指定的財務機構的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付樓價全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor's designated financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full purchase price.
- I) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- J) 買方須就申請第二按揭貸款支付申請費用，金額相等於第二按揭貸款總額之0.5%。
An application fee will be payable by the Purchaser in the amount which is equivalent to 0.5% of the total mortgage loan amount of the second mortgage.
- (iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅 who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development.
1. (a) 如買方聘用賣方律師代表他行事以處理買賣合約及轉讓契，則買方原須支付有關買賣合約及轉讓契之所有律師費(不包括雜費，雜費須由買方支付)將獲豁免。
If the purchaser instructs the vendor's solicitors to act for him in the Agreement for Sale and Purchase and the Assignment, all legal costs (excluding the disbursements which shall be paid by the purchaser) of the Agreement for Sale and Purchase and the Assignment to be borne by the purchaser shall be waived.
- (b) 如買方另行聘請自己的代表律師處理買賣合約及轉讓契，則買賣雙方須各自負責有關買賣合約及轉讓契之律師費及雜費。
If the purchaser instructs his own solicitors to act for him in the Agreement for Sale and Purchase and the Assignment, each of the vendor and the purchaser shall pay its own solicitors' legal costs and disbursements of the Agreement for Sale and Purchase and the Assignment.
2. 買方需支付有關該物業買賣之所有印花稅(包括但不限於臨時買賣合約、買賣合約、轉讓契及任何買方提名書或轉售的任何印花稅、任何從價印花稅、買家印花稅*及額外印花稅*及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。
(*如適用)
All stamp duty payments (including but not limited to any stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase, the assignment and any nomination or sub-sale, any Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* and any penalty, interest and surcharge etc. for late payment of any stamp duty) will be borne by the purchaser. (*if applicable)
- (v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用 any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development
- 製作、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭及第二按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。
The purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property(ies) purchased, all plan fees for the agreement for sale and purchase and the assignment of the property(ies) purchased, all legal and other costs and disbursements in respect of any mortgage and second mortgage (if any) in respect of the property(ies) purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property(ies) purchased.
- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：The vendor has appointed estate agents to act in the sale of any specified residential property in the Development:
- | | | | |
|-------------------------------------------------|---------------------------------------------------------------------|------------------------------------------|----------------------------------------------------------------|
| 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 |
| 第一太平戴維斯住宅代理有限公司
Savills Realty Limited | 世紀21測量行有限公司及旗下特許經營商
Century 21 Surveyors Limited and Franchisees | 專業地產公司
Professional Properties Co. | 云房網絡(香港)代理有限公司
Qfang Network (Hong Kong) Agency 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：<http://www.kensingtonhill.hk>。
The address of the website designated by the Vendor for the Development is: <http://www.kensingtonhill.hk>.