# 價單 Price List

**第一部份 : 基本資料　Part 1 : Basic Information**

| | | | |
|---|---|---|---|
| **發展項目名稱**<br>**Name of Development** | 維港 1 號<br>One Victoria | **期數(如有)**<br>**Phase No. (if any)** | -- |
| **發展項目位置**<br>**Location of Development** | 承豐道 21 號<br>No. 21 Shing Fung Road | | |
| **發展項目(或期數)中的住宅物業的總數**<br>**The total number of residential properties in the development (or phase of the development)** | | | 1,059 |

| **印製日期**<br>**Date of Printing** | **價單編號**<br>**Number of Price List** |
|---|---|
| 04/07/2021 | 4 |

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

| 修改日期<br>**Date of Revision** | 經修改的價單編號<br>**Numbering of Revised Price List** | 如物業價錢經修改，請以「✓」標示<br>**Please use "✓" to indicate changes to prices of residential properties** |
|---|---|---|
| | | **價錢 Price** |
| 06/12/2021 | 4A | -- |
| 14/04/2022 | 4B | -- |
| 16/05/2022 | 4C | -- |
| 19/06/2022 | 4D | -- |
| 21/07/2022 | 4E | -- |
| 28/08/2022 | 4F | -- |
| 19/09/2022 | 4G | -- |
| 27/09/2022 | 4H | -- |
| 28/10/2022 | 4I | -- |
| 27/11/2022 | 4J | -- |
| 02/12/2022 | 4K | -- |
| 28/12/2022 | 4L | -- |
| 18/01/2023 | 4M | -- |
| 25/02/2023 | 4N | -- |
| 27/04/2023 | 4O | -- |
| 27/06/2023 | 4P | -- |
| 27/09/2023 | 4Q | -- |

## 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 1A 第1A座 | 1 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 11,991,000 | 288,530 (26,826) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 2 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 12,348,000 | 297,120 (27,624) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 3 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 12,568,000 | 302,413 (28,116) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 5 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 12,650,000 | 304,387 (28,300) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 6 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 12,732,000 | 306,360 (28,483) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 7 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 12,814,000 | 308,333 (28,667) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 8 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 12,980,000 | 312,327 (29,038) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 9 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 12,980,000 | 312,327 (29,038) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 10 | F | 41.559 (447)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,062,000 | 314,300 (29,221) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 23 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,529,000 | 327,658 (30,471) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 1A 第1A座 | 25 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,610,000 | 329,620 (30,653) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 26 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,691,000 | 331,581 (30,836) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 27 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,772,000 | 333,543 (31,018) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 28 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,933,000 | 337,442 (31,381) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 29 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,933,000 | 337,442 (31,381) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 30 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,014,000 | 339,404 (31,563) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 31 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,095,000 | 341,366 (31,745) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 32 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,176,000 | 343,328 (31,928) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 33 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,258,000 | 345,314 (32,113) | - | - | - | - | - | - | - | - | - | - |
| Tower 1A 第1A座 | 35 | D | 41.290 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,339,000 | 347,275 (32,295) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 1A 第1A座 | 36 | D | 41.291 (444)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,420,000 | 349,229<br>(32,477) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 16 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 18,020,000 | 324,439<br>(30,134) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 17 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 18,476,000 | 332,649<br>(30,896) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 18 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 18,694,000 | 336,574<br>(31,261) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 19 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 18,694,000 | 336,574<br>(31,261) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 20 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 18,803,000 | 338,537<br>(31,443) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 21 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 18,913,000 | 340,517<br>(31,627) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 22 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 19,021,000 | 342,462<br>(31,808) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 23 | H | 55.542 (598)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 19,130,000 | 344,424<br>(31,990) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 25 | G | 31.366 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,155,000 | 323,758<br>(30,044) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 1B 第1B座 | 26 | G | 31.366 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,218,000 | 325,767<br>(30,231) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 27 | G | 31.366 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,279,000 | 327,712<br>(30,411) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 28 | G | 31.366 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,402,000 | 331,633<br>(30,775) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 29 | F | 30.666 (330)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,155,000 | 331,149<br>(30,773) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 29 | G | 31.366 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,402,000 | 331,633<br>(30,775) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 30 | F | 30.666 (330)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,217,000 | 333,170<br>(30,961) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 30 | G | 31.366 (338)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,464,000 | 333,610<br>(30,959) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 31 | F | 30.666 (330)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,277,000 | 335,127<br>(31,142) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 32 | F | 30.666 (330)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,337,000 | 337,083<br>(31,324) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 33 | F | 30.666 (330)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,397,000 | 339,040<br>(31,506) | - | - | - | - | - | - | - | - | - | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 1B 第1B座 | 35 | F | 30.666 (330)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,457,000 | 340,997 (31,688) | - | - | - | - | - | - | - | - | - | - |
| Tower 1B 第1B座 | 36 | F | 30.668 (330)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,517,000 | 342,931 (31,870) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 1 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 22,782,000 | 320,062 (29,742) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 2 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 23,158,000 | 325,344 (30,232) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 3 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 23,299,000 | 327,325 (30,416) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 5 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 23,440,000 | 329,306 (30,601) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 6 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 23,582,000 | 331,301 (30,786) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 7 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 23,723,000 | 333,282 (30,970) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 8 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 24,005,000 | 337,244 (31,338) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 9 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 24,005,000 | 337,244 (31,338) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 2A 第2A座 | 10 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 24,146,000 | 339,225 (31,522) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 11 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 24,287,000 | 341,205 (31,706) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 12 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 24,428,000 | 343,186 (31,890) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 15 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 24,569,000 | 345,167 (32,074) | - | - | - | - | - | - | - | - | - | - |
| Tower 2A 第2A座 | 16 | B | 71.180 (766)<br>露台 Balcony: 2.442 (26)<br>工作平台 Utility Platform: 1.500 (16) | 24,710,000 | 347,148 (32,258) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 1 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,235,000 | 300,276 (27,900) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 2 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,500,000 | 308,893 (28,701) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 3 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,560,000 | 310,844 (28,882) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 5 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,621,000 | 312,827 (29,066) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 6 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,683,000 | 314,843 (29,254) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 2B 第2B座 | 7 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,743,000 | 316,794<br>(29,435) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 8 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,865,000 | 320,761<br>(29,804) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 9 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,865,000 | 320,761<br>(29,804) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 10 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,927,000 | 322,777<br>(29,991) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 11 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 9,987,000 | 324,728<br>(30,172) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 12 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,048,000 | 326,711<br>(30,356) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 15 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,109,000 | 328,695<br>(30,541) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 16 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,169,000 | 330,645<br>(30,722) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 17 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,231,000 | 332,661<br>(30,909) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 18 | F | 30.755 (331)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 10,353,000 | 336,628<br>(31,278) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 2B 第2B座 | 19 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,031,000 | 335,229 (31,111) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 19 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,939,000 | 328,216 (30,501) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 20 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,113,000 | 337,188 (31,293) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 20 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,022,000 | 330,170 (30,683) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 21 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,195,000 | 339,147 (31,475) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 21 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,106,000 | 332,148 (30,867) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 22 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,277,000 | 341,106 (31,656) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 22 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,189,000 | 334,103 (31,048) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 23 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,359,000 | 343,065 (31,838) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 23 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,272,000 | 336,057 (31,230) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 2B 第2B座 | 25 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,870,000 | 326,938 (30,350) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 25 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,441,000 | 345,024 (32,020) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 25 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,355,000 | 338,011 (31,411) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 26 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 13,953,000 | 328,894 (30,532) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 26 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,523,000 | 346,984 (32,202) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 26 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,439,000 | 339,989 (31,595) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 27 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,036,000 | 330,850 (30,713) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 27 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,606,000 | 348,967 (32,386) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 27 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,522,000 | 341,944 (31,777) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 28 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,203,000 | 334,787 (31,079) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 2B 第2B座 | 28 | J | 41.855 (451)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,770,000 | 352,885 (32,749) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 28 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,690,000 | 345,899 (32,144) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 29 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,203,000 | 334,787 (31,079) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 29 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,690,000 | 345,899 (32,144) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 30 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,286,000 | 336,743 (31,260) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 30 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,773,000 | 347,854 (32,326) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 31 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,369,000 | 338,700 (31,442) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 31 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,856,000 | 349,808 (32,508) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 32 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,453,000 | 340,680 (31,626) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 32 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,939,000 | 351,762 (32,689) | - | - | - | - | - | - | - | - | - | - |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| Tower 2B 第2B座 | 33 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,536,000 | 342,636 (31,807) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 33 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 15,022,000 | 353,717 (32,871) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 35 | D | 42.424 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,620,000 | 344,616 (31,991) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 35 | K | 42.469 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 15,106,000 | 355,695 (33,055) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 36 | D | 42.423 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 14,703,000 | 346,581 (32,173) | - | - | - | - | - | - | - | - | - | - |
| Tower 2B 第2B座 | 36 | K | 42.470 (457)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16) | 15,189,000 | 357,641 (33,236) | - | - | - | - | - | - | - | - | - | - |

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

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

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

第 52(1)條/Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5% 的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條/Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條/Section 53(3)
如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase - (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

**(4) (i) 支付條款 The Terms of Payment**

買方於簽署臨時買賣合約時須繳付相等於成交金額之 5%作為臨時訂金。臨時訂金之其中港幣$100,000 須以銀行本票繳付，抬頭請寫「Chu & Lau, Solicitors & Notaries」。請另備支票以補足臨時訂金之餘額，抬頭請寫「Chu & Lau, Solicitors & Notaries」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price. A cashier order of HK$100,000 being part of the preliminary deposit shall be made payable to "Chu & Lau, Solicitors & Notaries". Please prepare a cheque payable to "Chu & Lau, Solicitors & Notaries " to pay the balance of the preliminary deposit.

註： 在第 4 段中，「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」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同折扣按售價計算得出之價目，皆以向下進位方式換算至千位數作為成交金額。

Note: In paragraph 4, "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 set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant discount(s) on the Price will be rounded down to the nearest thousand to determine the Transaction Price.

**(A) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 5%) (5% discount from Price)**

1. 相等於成交金額 5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
   A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
   5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。
   90% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

**(B) 120 天備用二按貸款付款計劃 120-day Standby Second Mortgage Loan Payment Plan (照售價減 4%) (4% discount from Price)**

1. 相等於成交金額 5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
   A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
   5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。
   90% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

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

**(A) 請參閱第(4)(i)段。**
**Please refer to paragraph (4)(i).**

**(B) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit**
買方可獲額外 8.5%售價折扣優惠作為「印花稅津貼」優惠。
An extra 8.5% discount from the Price would be offered to the Purchasers as the "Subsidy of Stamp Duty" Benefit.

**(C) 「限時折扣」優惠 "Limited Time Discount" Benefit**
凡於2023年10月1日至2024年1月31日期間(包括該兩日)，簽署臨時買賣合約購買本發展項目住宅物業（不論列於本價單或任何本發展項目之其他價單內）之買方，可獲額外4%售價折扣作為「限時折扣」優惠。
Purchaser(s) who signs a preliminary agreement for sale and purchase between 1 October 2023 and 31 January 2024 (both dates inclusive) to purchase any of the residential property in the Development (whether the residential property is included in this price list or any other price list(s) of the Development) will be offered an extra 4% discount from the Price as the "Limited Time Discount" Benefit.

**(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**

(a) 見第(4)(i)及(4)(ii)段。
See paragraphs (4)(i) and (4)(ii).

(b) 備用二按貸款 (只適用於選擇上述第(4)(i)段中支付條款(B) 之買家)
Standby Second Mortgage Loan (Only applicable to the Purchaser who has selected Terms of Payment (B) in the above paragraph (4)(i))

買家可向賣方名發有限公司(「賣方」)申請備用二按貸款，主要條款如下：
The Purchaser can apply for Standby Second Mortgage Loan from the Vendor, Macfull Limited ("Vendor"), key terms are as follows:

(A)(i) 第二按揭貸款最高金額為成交金額的 20%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的 80%。
The maximum second mortgage loan amount shall be 20% of the Transaction Price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the Transaction 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)，利率浮動。最終按揭利率以賣方最後審批結果為準。
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) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to final approval by the Vendor.

或 OR

(A)(ii) 第二按揭貸款最高金額為成交金額的 25%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的 85%。
The maximum second mortgage loan amount shall be 25% of the Transaction Price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 85% of the Transaction 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 1% p.a. (P-1%)，其後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)，利率浮動。最終按揭利率以賣方最後審批結果為準。
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 1% p.a. (P-1%), thereafter at Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to final approval by the Vendor.

備註：買方可考慮第二按揭的按揭貸款額，惟第二按揭貸款利率會因應第二按揭貸款額而有所調整，詳情請參閱上述第(A)(i)及(A)(ii)條款。
Note: The Purchaser can consider the second mortgage loan amount, but the interest rate will vary according to the second mortgage loan amount, for details please refer to terms (A)(i) and (A)(ii) mentioned above.

(B) 買方必須於付清成交金額餘額之日起計最少 60 日前以書面向賣方申請第二按揭貸款。第二按揭貸款須以住宅物業作抵押。
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 Transaction Price. The second mortgage loan shall be secured by a second mortgage over the residential property.

(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) 買方及其擔保人(如有)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 and his/her guarantor(s) (if any) 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 mortgagee 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按機構獨立審批。
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其他費用及支出。
All legal documents of the second mortgage shall be handled by the Vendor's designated solicitors and all legal costs and other charges and expenses relating thereto shall be borne by the Purchaser.

(H) 第二按揭貸款批出與否及其條款，受制於賣方的絕對最終決定權。且於任何情況下賣方無義務或責任向買方提供第二按揭貸款。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor which shall under no circumstances be obliged to grant the loan. 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 Transaction Price.

(I) 備用二按貸款不適用於買方為公司。
Standby Second Mortgage Loan is not applicable to purchaser(s) who is(are) (a) company(ies).

(J) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(K) 買方需就申請第二按揭貸款繳交港幣$5,000 不可退還的申請手續費。
A non-refundable application fee of HK$5,000 for the second mortgage loan will be payable by the Purchaser.

**(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅**

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

買方須負責其律師之律師費用。如賣方指定之代表律師同意作為買方之代表律師處理其買賣合約及轉讓契並同時處理按揭等法律文件完成交易，買方不須支付買賣合約及轉讓契兩項法律文件之律師費用，但買方仍需要支付該兩項法律文件之雜費。

The purchaser is liable to pay the legal costs incurred by his solicitors. In the event that the Vendor's solicitors agree to act for the purchaser to handle the agreement for sale and purchase and assignment and are also instructed to handle the mortgage transaction to complete the purchase, the purchaser is not required to pay the legal cost of the agreement for sale and purchase and the assignment but is still required to pay the disbursements on the agreement for sale and purchase and the assignment.

如買方另聘代表律師作為買方之代表律師處理其買賣合約或轉讓契等法律文件，買賣雙方須各自負責有關買賣合約或轉讓契法律文件之律師費用。

If the purchaser instructs his/her own solicitors to act for him/her in relation to the agreement for sale and purchase or assignment, the Vendor and purchaser shall pay his/her own solicitors' legal fees in respect of that agreement for sale and purchase or the assignment.

買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅(如相關交易文件條款及條件容許)、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but without limitation any stamp duty on any nomination or sub-sale (if permissible under the terms and conditions of the relevant transaction documents), any ad valorem stamp duty, special stamp duty, 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) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用**

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

有關該住宅物業交易之草擬、登記及完成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、該住宅物業的業權文件認正副本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律費用，所有關於法定聲明之費用、附加合約費用（如有）及其他實際支出等，均由買方負責。

The purchaser(s) shall solely 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 residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property, all costs and expenses relating to the making of the statutory declaration and all legal cost and charges for supplemental agreement (if any).

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$7,500 不可退還手續費及自付全部相關額外費用。

Remark: If a Purchaser would like to change the payment terms for whatever reasons, the prior consent of the Vendor must be obtained and a non-refundable administrative fee of $7,500 shall be payable by the Purchaser to the Vendor and the Purchaser shall bear all related extra expenses.

**(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:**

1. 中國海外地產代理有限公司 China Overseas Property Agency Limited
2. 中原地產代理有限公司 Centaline Property Agency Limited
3. 美聯物業代理有限公司 Midland Realty International Limited
4. 利嘉閣地產有限公司 Ricacorp Properties Limited
5. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
6. 世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
7. 云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
8. 第一太平戴維斯住宅代理有限公司 Savills Realty Limited
9. 仲量聯行有限公司 Jones Lang LaSalle Limited
10. 香港(國際)地產商會 Hong Kong (International) Realty Association
11. 香港地產代理商總會 Hong Kong Real Estate Agencies General Association

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.onevictoria.com.hk**

**The address of the website designated by the vendor for the development is: www.onevictoria.com.hk**