

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 | 一號九龍道 Madison Park | 期數(如有) Phase No. (if any) | -- |
| 發展項目位置 Location of Development | 九龍道一號 (此臨時門牌號數有待發展項目建成時確認。) 1 Kowloon Road (The provisional street number is subject to confirmation when the Development is completed.) | | |
| 發展項目 (或期數) 中的住宅物業的總數 The total number of residential properties in the development (or phase of the development) | | | 100 |

| | |
|--------------------------|------------------------------|
| 印製日期 Date of Printing | 價單編號 Number of Price List |
| 25/08/2018 | 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 |
| 03/09/2018 | 2A | -- |
| 27/09/2018 | 2B | -- |
| 30/10/2018 | 2C | -- |

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)) 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.) | | | | | | | | | |
|--|------------|--|----------------------------|--|---|------------------|----------------|-----------------|--------------|----------------------|------------|-----------------|---------------|------------|
| 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 |
| 6 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 9,499,000 | 233,500 (21,687) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 8 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 9,690,000 | 238,195 (22,123) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 18 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,411,000 | 255,918 (23,769) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 21 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,651,000 | 261,818 (24,317) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 22 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,865,000 | 267,078 (24,806) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 23 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,995,000 | 270,274 (25,103) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 25 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 11,138,000 | 273,789 (25,429) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 26 | A | 40.681 (438) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 11,282,000 | 277,328 (25,758) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 18 | B | 28.093 (302) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,494,000 | 266,757 (24,815) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 20 | B | 28.093 (302) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,577,000 | 269,711 (25,089) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 21 | B | 28.093 (302) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,667,000 | 272,915 (25,387) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 22 | B | 28.093 (302) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,821,000 | 278,397 (25,897) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 23 | B | 28.093 (302) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,914,000 | 281,707 (26,205) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 25 | B | 28.093 (302) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 8,018,000 | 285,409 (26,550) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 26 | B | 28.093 (302) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 8,122,000 | 289,111 (26,894) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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)) 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.) | | | | | | | | | |
|--|------------|--|----------------------------|--|---|------------------|----------------|-----------------|--------------|----------------------|------------|-----------------|---------------|------------|
| 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 |
| 18 | C | 27.997 (301) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,469,000 | 266,779 (24,814) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 20 | C | 27.997 (301) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,551,000 | 269,707 (25,086) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 21 | C | 27.997 (301) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,642,000 | 272,958 (25,389) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 22 | C | 27.997 (301) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,795,000 | 278,423 (25,897) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 23 | C | 27.997 (301) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,889,000 | 281,780 (26,209) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 25 | C | 27.997 (301) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 7,991,000 | 285,423 (26,548) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 26 | C | 27.997 (301) 露台 balcony : 2.004 (22); 工作平台 utility platform : - | 8,095,000 | 289,138 (26,894) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 6 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,253,000 | 249,307 (23,144) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 7 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,355,000 | 251,787 (23,375) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 9 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,439,000 | 253,830 (23,564) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 10 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,522,000 | 255,848 (23,752) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 11 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,606,000 | 257,890 (23,941) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 12 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,691,000 | 259,957 (24,133) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 15 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,777,000 | 262,048 (24,327) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 16 | D | 41.126 (443) 露台 balcony : 2.004 (22); 工作平台 utility platform : 1.500 (16) | 10,863,000 | 264,139 (24,521) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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，-

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) 註：於本第4段內，「售價」指本價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目(即售價經計算相關支付條款及適用折扣後之價錢)。因應相關支付條款及適用折扣按售價計算得出之價目，皆向下捨入計至百位數作為成交金額。
Note: In this paragraph 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the Preliminary Agreement for Sale and Purchase and Agreement for Sale and Purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded down to the nearest hundred dollars to determine the Transaction Price.
- (4)(i) 支付條款 Terms of payment
於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金。請備銀行本票港幣\$100,000.00以支付部份臨時訂金，抬頭請寫「孖士打律師行」。請另備支票以補足臨時訂金之餘額。
Purchasers shall pay the Preliminary Deposit (which is equivalent to 5% of Transaction Price) upon signing of the preliminary agreement for sale and purchase. A cashier order of HK\$100,000.00 being part of the Preliminary Deposit shall be made payable to "Mayer Brown". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

(A) 180天付款計劃 180-day Payment Plan (照售價減8%) (8% discount from the Price)

- (1) 相等於成交金額5%之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 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合約後180天內繳付或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
90% of Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.
- 買方可向發展商指定之融資公司申請「備用第二按揭貸款」。詳情請參閱第(4)(iii)(b)段。
The Purchaser may apply the "Standby Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(b) for details.

(B) 180天按揭付款計劃 180-day Mortgage Payment Plan (照售價減6%) (6% discount from the Price)

- (1) 相等於成交金額5%之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 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合約後180天內繳付或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
90% of Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.
- 買方可向發展商指定之融資公司申請「第一按揭貸款」。詳情請參閱第(4)(iii)(a)段。
The Purchaser may apply the "First Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(a) for details.

(C)360天付款計劃 360-day Payment Plan (照售價減5%) (5% discount from the Price)

- (1) 相等於成交金額5%之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 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5%即部份成交金額於買方簽署臨時買賣合約後180天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%即成交金額餘款於買方簽署臨時合約後360天內繳付或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
85% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

買方可向發展商指定之融資公司申請「備用第二按揭貸款」。詳情請參閱第(4)(iii)(b)段。

The Purchaser may apply the "Standby Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(b) for details.

(D)360天按揭付款計劃 360-day Mortgage Payment Plan (照售價減3%) (3% discount from the Price)

- (1) 相等於成交金額5%之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 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5%即部份成交金額於買方簽署臨時買賣合約後180天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%即成交金額餘款於買方簽署臨時合約後360天內繳付或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
85% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

買方可向發展商指定之融資公司申請「第一按揭貸款」。詳情請參閱第(4)(iii)(a)段。

The Purchaser may apply the "First Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(a) for details.

(E)建築期付款計劃 Stage Payment Plan (照售價) (The Price)

- (1) 相等於成交金額5%之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 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5%即部份成交金額於買方簽署臨時買賣合約後180天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%即成交金額餘款於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser.

買方可向發展商指定之融資公司申請「備用第二按揭貸款」。詳情請參閱第(4)(iii)(b)段。

The Purchaser may apply the "Standby Second Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(b) for details.

(4)(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) 「置業有禮」特別折扣 "Home Purchase" Special Discount:
買方可獲額外2%售價折扣優惠作為「置業有禮」特別折扣。
An extra 2% discount from the Price would be offered to the Purchasers as the "Home Purchase" Special Discount.
- (c) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit:
買方可獲額外3.75%售價折扣優惠作為「印花稅津貼」優惠。
An extra 3.75% discount from the Price would be offered to the Purchasers as "Subsidy of Stamp Duty" Benefit.
- (d) 限時折扣 Limited Time Discount:
凡於2018年12月10日當日或之前簽署臨時買賣合約，買方可獲額外1%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 10 December 2018, an extra 1% discount from the Price would be offered to the Purchasers.

(4)(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) 第一按揭貸款 First Mortgage Loan

(此安排只適用於選擇(4)(i)(B)180天按揭付款計劃或(4)(i)(D)360天按揭付款計劃之買方。)

(This arrangement is only applicable to Purchasers who choose the (4)(i)(B) 180-day Mortgage Payment Plan or (4)(i)(D) 360-day Mortgage Payment Plan.)

買方可向賣方指定財務機構申請第一按揭貸款。主要條款如下：

The Purchaser can apply the First Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

- (1) 買方必須於買賣合約內訂明的付清成交金額餘額之日或發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan in not less than 60 days before the date of settlement of the balance of the Transaction Price or the estimated material date for the Development as specified in the Agreement for Sale and Purchase (whichever is earlier).
- (2) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (3) 第一按揭貸款金額最高為成交金額的80%。
The maximum amount of First Mortgage Loan is 80% of the Transaction Price.
- (4) 第一按揭貸款首三年之按揭利率為指定財務機構不時報價之最優惠利率(P)減年息2% (P-2%) (現時P=5%) 計算，其後之按揭利率為指定財務機構不時報價之最優惠利率(P)加年息1% (P+1%) (現時P=5%)，利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定融資公司之報價。
Interest rate of First Mortgage Loan for the first three years shall be at the Prime Rate (P) quoted by the designated financing company from time to time minus 2% per annum (P-2%) (currently P=5%), thereafter at the Prime Rate (P) designated by the financing company from time to time plus 1% per annum (P+1%), subject to fluctuation. The final interest rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company.
- (5) 第一按揭貸款年期最長為30年。
The maximum tenor of First Mortgage Loan shall be 30 years.
- (6) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the designated financing company.
- (7) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.
- (8) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (9) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的成交金額全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.
- (10) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.
- (11) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.
- (12) 賣方沒有參與及提供上述第一按揭貸款。上述之第一按揭貸款只是由億立發展有限公司提供予買方。而無論在任何情況下，賣方無須因上述第一按揭貸款所引發的任何事情負上任何責任。
Notice is hereby given that the Vendor is not involved in the arrangement of the first mortgage loan mentioned above. The arrangement of the first mortgage loan is provided or procured to the Purchaser by Elite Land Development Limited and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the first mortgage loan.

(b) 備用第二按揭貸款 Standby Second Mortgage Loan:

(此安排只適用於選擇(4)(i)(A)180天付款計劃、(4)(i)(C)360天付款計劃或(4)(i)(E)建築期付款計劃之買方。)

(This arrangement is only applicable to Purchasers who choose the (4)(i)(A) 180-day Payment Plan, (4)(i)(C) 360-day Payment Plan or (4)(i)(E) Stage Payment Plan.)

買方可向賣方指定財務機構申請第二按揭貸款。主要條款如下:

The Purchaser can apply the Second Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

- (1) 買方須先獲取第一按揭銀行同意辦理住宅物業之第二按揭，並能出示足夠文件證明第一按揭貸款加第二按揭貸款及買方及其擔保人(如有)之其他貸款之每月總還款額對買方及其擔保人(如有)之每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。
The Purchaser shall have obtained the prior consent of the first mortgagee bank for processing the Second Mortgage Loan for the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the first mortgage loan, the Second Mortgage Loan and any other loan(s) of the Purchaser and his/her/its guarantor (if any) to the total monthly income of the Purchaser and his/her/its guarantor (if any) does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.
- (2) 第一按揭銀行須為指定財務機構指定及轉介之銀行。
First mortgagee bank shall be a bank specified and referred by the designated financing company.
- (3) 第二按揭貸款金額最高為成交金額的30%，但第一按揭貸款及第二按揭貸款總金額不得超過成交金額的80%。第二按揭貸款年期最長為20年或第一按揭貸款之年期，以較短者為準。
The maximum Second Mortgage Loan is 30% of the Transaction Price, but the total mortgage amount of first mortgage loan plus the Second Mortgage Loan shall not exceed 80% of Transaction Price. The maximum tenure of the Second Mortgage Loan shall be 20 years or the tenure of first mortgage loan, whichever is shorter.
- (4) 第二按揭首兩年之按揭利率為指定財務機構不時報價之最優惠利率(P)減2% (P-2%) (現時P=5%) 計算，其後年期之按揭利率以最優惠利率(P)計算，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of the Second Mortgage Loan for the first 2 years shall be at the Prime Rate(P) minus 2% (P-2%) per annum (currently P=5%); thereafter at the rate of P per annum, the rate is subject to fluctuation. The final interest rate is subject to the approval of the designated financing company.
- (5) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request of the designated financing company.
- (6) 第二按揭貸款需由指定財務機構獨立審批。
The Second Mortgage Loan shall be approved by the designated financing company independently.
- (7) 所有第二按揭貸款之文件必須由賣方指定之律師辦理，並由買方負責一切有關費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.
- (8) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的成交金額全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.
- (9) 第二按揭貸款受其他條款及細則約束。
The Second Mortgage Loan is subject to other terms and conditions.
- (10) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan.
- (11) 賣方沒有參與及提供上述第二按揭貸款。上述之第二按揭貸款只是由億立發展有限公司提供予買方。而無論在任何情況下，賣方無須因上述第二按揭貸款所引發的任何事情負上任何責任。
Notice is hereby given that the Vendor is not involved in the arrangement of the second mortgage loan mentioned above. The arrangement of the second mortgage loan is provided or procured to the Purchaser by Elite Land Development Limited and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the second mortgage loan.

(4)(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 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其所有有關其購買發展項目中的住宅物業的法律文件(包括買賣合約、按揭(如有)及轉讓契)，賣方同意為買方支付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 act on his behalf of all legal documents (including Agreement for Sale and Purchase, Mortgage (if any) and Assignment) in relation to the purchase of the residential property(ies) in the Development, the Vendor agrees to bear the legal cost of the Agreement for Sale and Purchase and the Assignment.
- 2 如買方選擇另聘代表律師作為買方之代表律師處理其購買發展項目中的住宅物業的事宜，買賣雙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 chooses to instruct his own solicitors to act for him in relation to the purchase of the residential property(ies) in the Development, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the Assignment.
- 3 買方須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、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)、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 without limitation any stamp duty on 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.

(4)(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.

草擬、登記及完成大廈公契及管理合約費用及附於公契之圖則之費用的適當分攤、業權文件認正本之費用、住宅物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第1標準)而須作出的任何法定聲明的費用、住宅物業按揭(如有)及附加合約(如有)之法律費用及實際支出、其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, 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, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any Mortgage (if any) and Supplemental Agreement (if any) in respect of the residential property, and all other legal cost and charges of any other documents relating to the sale and purchase of the residential property.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理：
Agent appointed by the Vendor:

信和地產代理有限公司
Sino Real Estate 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。

(6) 賣方就發展項目指定的互聯網網站的網址為：www.madisonpark.hk。

The address of the website designated by the vendor for the Development is: www.madisonpark.hk.