

第一批可供出售的單位總數共100個。此價單為第一批可供出售的單位之第七張價單。 There are 100 units available for sale in the First Batch. This is the 7th price list for units in the First Batch.

制表日期 Date of Printing : 7/10/2011

座數 Tower	樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方呎) Saleable Area (Including Balcony & Utility Platform) (sq. ft.)	實用面積呎價 (元, 每平方呎) Unit Rate of Saleable Area (\$ per sq. ft.)	另		單位有蓋面積 (平方呎) Unit Covered Area (sq. ft.)	單位所分攤的公用地方面積 (平方呎) Apportioned Share of Common Area (sq. ft.)	其他面積 (平方呎) Other Areas (sq. ft.)		冷氣機平台 (平方呎) Air-conditioning Platform (sq. ft.)	建築面積 (平方呎) Gross Floor Area (sq. ft.)	建築面積呎價 (元, 每平方呎) Unit Rate of Gross Floor Area (\$ per sq. ft.)	訂價 (元) Price (\$)
					窗台 (平方呎) Bay Window (sq. ft.)	冷氣機房 (平方呎) Air-conditioning Plant Room (sq. ft.)			天台 (平方呎) Roof (sq. ft.)	平台 (平方呎) Flat Roof (sq. ft.)				
8	32	A	1,343 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	27,506	19	-	1,362	341	-	-	-	1,703	21,691	\$36,940,000
8	31	A	1,343 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	27,238	19	-	1,362	341	-	-	-	1,703	21,480	\$36,580,000
8	30	A	1,343 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	26,969	19	-	1,362	341	-	-	-	1,703	21,268	\$36,219,000
8	29	A	1,343 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	26,700	19	-	1,362	341	-	-	-	1,703	21,056	\$35,858,000
8	19	A	1,343 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	24,639	19	-	1,362	341	-	-	-	1,703	19,430	\$33,090,000
8	17	A	1,343 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	24,281	19	-	1,362	341	-	-	-	1,703	19,148	\$32,609,000
8	7	A	1,342 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	22,803	19	-	1,361	340	-	-	-	1,701	17,990	\$30,601,000
8	6	A	1,342 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	22,668	19	-	1,361	340	-	-	-	1,701	17,884	\$30,420,000
8	5	A	1,342 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	22,534	19	-	1,361	340	-	-	-	1,701	17,778	\$30,240,000
8	3	A	1,342 (Balcony 露台: 40) (Utility Platform 工作平台: 16)	22,399	19	-	1,361	340	-	-	-	1,701	17,672	\$30,060,000

準買家請參閱發展商所提供售樓說明書內有關上述資料之詳情。

Prospective purchasers please refer to the Sales Brochure provided by the Developer for further details of the above information.

本價單 / 付款辦法 / 有關之優惠隨時調整, 恕不另行通知。

All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

附註 REMARKS :

1. 實用面積包括露台 (如有) 及工作平台面積 (如有), 但不包括其他面積或冷氣機平台面積。若部份大廈外牆由玻璃幕牆組成, 實用面積由玻璃幕牆外圍部分起計算。

Saleable Area includes area of balcony (if any) and utility platform (if any), but does not include Other Areas or area of air-conditioning platform. Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.

2. 單位有蓋面積包括實用面積及窗台面積 (如有) 及冷氣機房面積 (如有)。

Unit Covered Area includes Saleable Area and areas of bay window (if any) and air-conditioning plant room (if any).

3. 單位所分攤的公用面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房及會所面積及冷氣機平台等等 (如有把面積計算在內)。

Apportioned Share of Common Area includes lift lobbies, lift shafts electrical meter rooms, refuse room, clubhouse area and A/C platform etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).

4. 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

Gross Floor Area includes Unit Covered Area and the Apportioned Share of Common Area of the unit.

5. 有關之建築圖則、分區計劃大綱圖、批地條款、最新草稿的大廈公契等各項文件之副本, 均可各售樓處免費查閱。

Copies of the related Building Plans, Outline Zoning Plans, Land Grant Conditions and the latest draft of the DMC are available for free inspection at the sales office.

6. 單位樓面至樓面高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)。第1,2,3,6,8,9座3樓約3.25米,5至32樓約3.1米,33樓約3.4米,35樓約3.0米。花園洋房單位1號至18號地庫1樓約3.5米,地下及1樓約3.075米。

Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor). Approx. 3.25m for 3/F, approx. 3.1m from 5/F to 32/F, approx. 3.4m for 33/F and approx 3.0m for 35/F for Towers 1,2,3,6,8,9.Approx. 3.5m for B1/F, approx 3.075m from G/F to 1/F for Garden House Unit No.1 to No.18.

7. 部份住宅單位之天花高度將因應其結構、建築設計及/或裝修設計上的需要而有差異。部份住宅單位之假天花內裝置有冷氣及/或其他機電設備。

The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design requirements. There are ceiling bulkheads in some residential units for enclosing the air-conditioning system and / or M&E services.

8. 層數較高單位由於結構牆較低層單位稍薄, 因而室內空間或會稍為增多。(如適用)

The internal space of units on upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors. (if applicable)

9. 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆, 並由非結構預製外牆之外圍起計。

There are non-structural prefabricated external walls in the residential units. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

10. 部分樓層外牆、或露台 (如有)、工作平台 (如有) 及平台 (如有) 內可能裝有喉管建築裝飾及/或其他機電設備, 其位置請參考有關建築圖則。

There may be pipes, architectural features and / or M&E services on the external walls of some of the floors or within the balconies (if any), utility platforms (if any) and flat roofs (if any). Please refer to the relevant Building Plans for their locations.

11. 露台 (如有)、工作平台 (如有) 為不可封閉之地方。

Balconies (if any) and Utility Platform (if any) are Non-enclosed Area.

12. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

All plans are subject to final approval by the relevant Government Authorities.

13. 平面圖之尺規所列數字為建築結構尺寸, 僅供參考。

The dimensions of the floor plans are all structural dimensions and are for reference only.

14. 有關本發展項目之公共空間及公共設施之管理及維修責任 (如有), 請參閱發展商提供之售樓說明書內所載批地條款、公用契約 (如有) 及大廈公契或附屬公契 (如有) 之相關條款。

For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication(if any) and Deed of Mutual Covenant or sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the developer.

15. 準買家請參看設置於售樓處之物業模型以便了解物業及其有意購買住宅單位之外觀及特色, 特別是屬於或影響該住宅單位之建築特色。該物業模型以屋宇署及地政總署最後批准之圖則為標準。

Prospective purchasers are requested to refer to the model of the Development placed at the sales office to appreciate the physical appearances and architectural features of the Development, especially those of or affecting the residential units they intend to purchase. The aforesaid model shall be subject to the final approved plans by the Building Department and the Lands Department.

16. 在此建議各準買家親身到訪物業發展項目, 以充分了解其地盤現場, 周圍環境及地方及鄰近公共設施, 以及清楚了解該物業發展項目的外觀及/或建築裝飾, 特別是屬於影響準買家欲購買的住宅單位的建築裝飾。住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。

Prospective purchasers are also advised to conduct on-site visit to the Development for a better understanding of the Development site, its surrounding environment and areas and the public facilities nearby as well as the physical appearances and/or architectural feature of the Development, especially those of or affecting the residential units they intend to purchase. Views of residential units are subject to and may be affected by the surrounding buildings and the location of the unit itself.

17. 本頁內一切內容以英文版為準, 中文版僅供參考。所有資料以買賣合約所訂為準。

Contents of this page shall be based on the English version and the Chinese version is for reference only. All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase.

付款辦法 - 建築期付款計劃(照訂價)

Payment Method - Stage Payment Method (Price)

- 樓價 10% 於簽署臨時買賣合約時繳付，並於3 個工作天內簽署正式買賣合約。
10% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed within 3 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 再付樓價 10% 於簽署正式買賣合約後 90 天內付清。
A further 10% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.
- 樓價 80% 於賣方發出成交通知書予買家的日期起 14 天內繳付。
80% of the Purchase Price shall be paid by the Purchaser within 14 days of issue of the notice of completion.

付款辦法附註(Payment Terms Remarks) :

- 於簽署臨時買賣合約時，須繳付首期訂金，全部款項以銀行本票繳付。所有支付首期訂金之銀行本票抬頭必須為「貝克·麥堅時律師事務所」。
Purchaser shall pay Initial Deposit upon signing of the Preliminary Agreement for Sale and Purchase, cashier order is accepted for payment of the Initial Deposit. Initial deposit should be made payable to "Baker & McKenzie".
- 發展商有權在沒有任何通知下修改或取消上述付款辦法。
The Developer reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
- 買方倘因任何原因未能如期簽署正式買賣合約，則賣方可沒收首期訂金實數的金額。
Should the Purchaser fail to execute the Formal Agreement for Sale and Purchase within the specific time limit for any reason, the Vendor may forfeit the actual amount of the Initial Deposit.
- 買方須於簽署正式買賣合約時繳付物業之印花稅。
Purchaser should pay the stamp duty upon signing of the Formal Agreement for Sale and Purchase.

買方須知Notes to Purchasers:

- 臨時買賣合約所繳交之首期訂金為該物業的樓價之百分之十(下稱首期訂金)。
The Initial Deposit paid to the Vendor under the Preliminary Agreement for Sale and Purchase of the Property shall be an amount of 10% of the Purchase Price of the unit concerned (the "Initial Deposit").
- 首期訂金須支付予「貝克·麥堅時律師事務所」。部份樓價及樓價餘款須支付予賣方指定之律師行。
The Initial Deposit shall be made payable to "Baker & McKenzie". All part payments and balance of the Purchase Price shall be made payable to the Vendor's designated solicitors of the unit concerned.
- 部份樓價及樓價餘款，必須以香港持牌銀行所發出，並以賣方指定之律師行作抬頭人之本票。
All part payments and balance of the Purchase Price shall be paid by the Purchaser(s) by way of cashier's orders issued by a licensed bank in Hong Kong in favour of the Vendor's designated solicitors for the relevant amount.
- 買方須於簽訂臨時買賣合約後的三個工作天內，於辦公時間到賣方律師行簽署由賣方律師所訂有關該物業之正式買賣合約(下稱「正式合約」)。正式合約內容買方不得更改。只有簽署臨時買賣合約之買方才能夠簽署正式合約。
The Purchaser(s) shall attend the office of the Vendor's Solicitors within 3 working days after the signing of Preliminary Agreement for Sale and Purchase during office hours to sign the Formal Agreement for Sale and Purchase of the Property (the "Formal Agreement") prepared by the Vendor's Solicitors which shall not be altered by the Purchaser(s). Only the Purchaser(s) who has/have signed the Preliminary Agreement for Sale and Purchase will be permitted to sign the Formal Agreement.
- 以個人名義(包括單獨或聯名名義)之認購人，有關認購人須憑有效個人身份證親臨售樓處辦理認購手續。
For an individual purchaser in his/her own name (including sole or joint purchasers), he/she must personally attend the sales office and present his/her identity card to attend to the purchase procedures.
- 以有限公司名義之認購人，經辦人須為公司授權辦理認購及簽署臨時買賣合約之人士，須帶備公司印章、公司商業登記證、董事名冊及會議記錄證明有關經辦人之授權之影印副本各一份，親臨辦理認購手續。
For a corporate purchaser, the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the Preliminary Agreement for Sale and Purchase, and he/she must personally attend to the purchase procedures and bring along the company chop, the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
- 臨時買賣合約只適用於買方個人，買方無權要求賣方與任何其他人簽訂正式合約，亦無權以任何形式向第三方轉讓臨時買賣合約之利益。賣方不接受買方之授權人、信託人、代理人或任何形式的提名人代其簽署臨時買賣合約。買方為公司者，須由相同之董事簽署文件。
The Preliminary Agreement for Sale and Purchase is personal to the Purchaser(s), and the Purchaser(s) shall have no right to request the Vendor to enter into the Formal Agreement with any other person and shall have no right to transfer the benefit of the Preliminary Agreement for Sale and Purchase to a third party in any manner whatsoever. No attorney, trustee, agent or any nominee of any kind whatsoever appointed by the Purchaser(s) shall be accepted by the Vendor for the purpose of signing the Preliminary Agreement for Sale and Purchase. Where the Purchaser(s) is/are a company(ies), the said documents shall be signed by the same director(s).
- 正式合約下的買方必須與賣方承諾除了簽署按揭或押記外，買方不會於買賣完成交易及簽署轉讓契前提名其他人簽署轉讓契，轉售住宅單位(及任何停車位)或以任何形式轉移或簽署其他合約以轉移正式買賣合約的利益。
The Purchaser under the Formal Agreement is required to agree with the Developer in the Formal Agreement to the effect that other than entering into a mortgage or charge, he will not nominate any person to take up the Assignment, sub-sell the residential unit (and any Car Parking Space) or transfer the benefit of the Formal Agreement in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
- 若買方不論任何原因不依時與賣方簽署正式合約及/或不依時繳付已訂定之樓價，賣方有權立即終止臨時買賣合約，及不另行通知買方將該物業轉賣予他人。在上述情況下，賣方有權保留買方按臨時買賣合約所繳交之首期訂金(買方不獲任何利息及賠償)。
Should the Purchaser(s) fail, for whatever reasons, to sign the Formal Agreement within the aforesaid time limit and/or pay the Purchase Price in accordance with the agreed payment terms, the Vendor shall be entitled to terminate the Memorandum for Sale and resell the Property to anyone the Vendor thinks fit without prior notice and the Vendor has the rights to keep the Initial Deposit (without any interest or compensation to the Purchaser(s)).
- 如買方不另聘律師及按揭文件由賣方律師負責處理之情況下，正式合約及轉讓契之律師費才會由賣方支付。除此情況外，該等律師費一概由買方負責。請參閱有關單位所屬之律師費收費表內所註明之律師費、雜費及/或行政費(如適用)。
The legal costs in respect of the Formal Agreement and the Assignment shall be paid by the Vendor only if the Purchaser is not separately represented, and the mortgage over the Property is also handled by the Vendor's Solicitors. In any other case, such legal costs shall be borne by the Purchaser solely. For details, please refer to the table for legal costs, disbursements and/or administration charges (if applicable) of the respective solicitors handling the sale of the units concerned.
- 除第10段所述以外，於此買賣文件中，買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及登記臨時買賣合約、正式合約及轉讓契之發出費用及(a)有關草擬大廈公契暨管理合約(下稱「大廈公契」)費用及大廈公契之圖則費的適當分攤；(b)上手契認正副本之律師費；(c) 該物業的正式買賣合約及轉讓契之圖則費；(d) 一概有關臨時買賣合約、正式合約及轉讓契之蓋印費、登記費及其他支出費用；及(e)該物業按揭(如有)之法律費用及其他支出。

Subject to paragraph 10 abovementioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursements for the preparation, execution, stamping, completion and registration of the Preliminary Agreement for Sale and Purchase, the Formal Agreement and the Assignment and (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, (b) all legal costs for preparing certified copies of title deeds and documents of the Property, (c) all fees for plans annexed to the Assignment, (d) all stamp duty, registration fees and other disbursements on the Preliminary Agreement for Sale and Purchase, the Formal Agreement and the Assignment, and (e) all legal costs and other disbursements on the mortgage over the Property(if applicable).

- 有關該物業之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor's notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 買方如須安排物業按揭，請於認購物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條款等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。賣方將不會被要求及不需負責為買方安排有關按揭以購買其單位。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage over the Property. All mortgage financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s). The Vendor shall not be required and is not obliged to arrange for the Purchaser any mortgage loan finance for the purchase of his unit.
- 本「買方須知」之中文譯本僅供參考之用，如有爭議，以英文版本為準。
The Chinese translation of this "Notes to Purchasers" is for reference only and the English version shall prevail in case of inconsistency.
- 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.