

價單 Price List

第一部份：基本資料

Part 1: Basic Information

期數名稱 Name of the Phase	港島南岸的第2期(揚海) (「期數」) Phase 2 of THE SOUTHSIDE (La Marina) ("the Phase")	期數(如有) Phase No.(if any)	第2期 Phase 2
期數位置 Location of the Phase	香葉道11號 (臨時) No. 11 Heung Yip Road (Provisional)		
期數中的住宅物業的總數 The total number of residential properties in the Phase		600	

印製日期 Date of Printing	價單編號 Number of Price List
6 January 2022	6

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 price of residential properties
		價錢 Price
17 January 2023	6A	

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
第1座 (1A) Tower 1 (1A)	31	A	120.655 (1,299) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	94,990,000	787,286 (73,125)	--	--	--	--	--	--	--	--	--	--
第1座 (1A) Tower 1 (1A)	31	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	56,524,000	651,236 (60,518)	--	--	--	--	--	--	--	--	--	--
第1座 (1A) Tower 1 (1A)	31	D	69.809 (751) 露台 Balcony:2.413 (26); 工作平台 Utility Platform:1.500 (16)	34,713,000	497,257 (46,222)	--	--	--	--	--	--	--	--	--	--
第1座 (1A) Tower 1 (1A)	30	A	120.655 (1,299) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	94,177,000	780,548 (72,500)	--	--	--	--	--	--	--	--	--	--
第1座 (1A) Tower 1 (1A)	30	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	55,965,000	644,795 (59,920)	--	--	--	--	--	--	--	--	--	--
第1座 (1A) Tower 1 (1A)	30	D	69.809 (751) 露台 Balcony:2.413 (26); 工作平台 Utility Platform:1.500 (16)	34,609,000	495,767 (46,084)	--	--	--	--	--	--	--	--	--	--
第1座 (1A) Tower 1 (1A)	29	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	55,412,000	638,424 (59,328)	--	--	--	--	--	--	--	--	--	--
第1座 (1A) Tower 1 (1A)	29	D	69.809 (751) 露台 Balcony:2.413 (26); 工作平台 Utility Platform:1.500 (16)	34,506,000	494,292 (45,947)	--	--	--	--	--	--	--	--	--	--

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
第1座 (1A) Tower 1 (1A)	28	A	120.655 (1,299) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	81,187,000	672,886 (62,500)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	28	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	54,593,000	628,988 (58,451)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	27	A	120.655 (1,299) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	79,563,000	659,426 (61,249)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	27	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	53,522,000	616,648 (57,304)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	18	A	120.655 (1,299) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	69,636,000	577,150 (53,607)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	18	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	50,068,000	576,854 (53,606)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	17	A	120.655 (1,299) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	68,676,000	569,193 (52,868)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	17	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	49,377,000	568,892 (52,866)	--	--	--	--	--	--	--	--	--	

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
第1座 (1A) Tower 1 (1A)	16	A	120.655 (1,299) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	68,197,000	565,223 (52,500)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	16	B	86.795 (934) 露台 Balcony:4.061 (44); 工作平台 Utility Platform:1.500 (16)	49,035,000	564,952 (52,500)	--	--	--	--	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	5	C	45.174 (486) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	20,655,000	457,232 (42,500)	--	--	--	22.015 (237)	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	5	D	65.896 (709) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	31,019,000	470,727 (43,750)	--	--	--	52.194 (562)	--	--	--	--	--	
第1座 (1A) Tower 1 (1A)	5	E	42.861 (461) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	19,593,000	457,129 (42,501)	--	--	--	37.265 (401)	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	31	A	131.880 (1,420) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	108,275,000	821,012 (76,250)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	31	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	55,593,000	635,646 (59,079)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	30	A	131.880 (1,420) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	107,387,000	814,278 (75,625)	--	--	--	--	--	--	--	--	--	

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.)									
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第1座 (1B) Tower 1 (1B)	30	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	55,043,000	629,358 (58,494)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	29	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	54,498,000	623,126 (57,915)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	28	A	131.880 (1,420) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	90,525,000	686,419 (63,750)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	28	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	53,692,000	613,911 (57,058)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	27	A	131.880 (1,420) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	88,750,000	672,960 (62,500)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	27	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	52,640,000	601,882 (55,940)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	18	A	131.880 (1,420) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	79,747,000	604,694 (56,160)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	18	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	49,244,000	563,052 (52,332)	--	--	--	--	--	--	--	--	--	

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第1座 (1B) Tower 1 (1B)	17	A	131.880 (1,420) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	78,646,000	596,345 (55,385)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	17	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	48,565,000	555,289 (51,610)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	16	A	131.880 (1,420) 露台 Balcony:4.939 (53); 工作平台 Utility Platform:1.500 (16)	78,100,000	592,205 (55,000)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	16	B	87.459 (941) 露台 Balcony:4.046 (44); 工作平台 Utility Platform:1.500 (16)	48,226,000	551,413 (51,250)	--	--	--	--	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	5	C	50.989 (549) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	23,333,000	457,609 (42,501)	--	--	--	42.159 (454)	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	5	D	41.158 (443) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	18,274,000	443,996 (41,251)	--	--	--	28.810 (310)	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	5	E	45.071 (485) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	20,006,000	443,877 (41,249)	--	--	--	36.919 (397)	--	--	--	--	--	
第1座 (1B) Tower 1 (1B)	5	F	39.506 (425) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	17,797,000	450,489 (41,875)	--	--	--	29.767 (320)	--	--	--	--	--	

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第2座 (2A) Tower 2 (2A)	37	A	88.694 (955) 露台 Balcony:3.493 (38); 工作平台 Utility Platform:1.500 (16)	48,836,000	550,612 (51,137)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	37	B	78.200 (842) 露台 Balcony:2.650 (29); 工作平台 Utility Platform:1.500 (16)	40,559,000	518,657 (48,170)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	37	C	79.008 (850) 露台 Balcony:3.299 (36); 工作平台 Utility Platform:1.500 (16)	43,448,000	549,919 (51,115)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	36	A	88.694 (955) 露台 Balcony:3.493 (38); 工作平台 Utility Platform:1.500 (16)	48,497,000	546,790 (50,782)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	36	B	78.200 (842) 露台 Balcony:2.650 (29); 工作平台 Utility Platform:1.500 (16)	40,277,000	515,051 (47,835)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	36	C	79.008 (850) 露台 Balcony:3.299 (36); 工作平台 Utility Platform:1.500 (16)	43,146,000	546,097 (50,760)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	35	A	88.694 (955) 露台 Balcony:3.493 (38); 工作平台 Utility Platform:1.500 (16)	48,160,000	542,991 (50,429)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	35	B	78.200 (842) 露台 Balcony:2.650 (29); 工作平台 Utility Platform:1.500 (16)	39,997,000	511,471 (47,502)	--	--	--	--	--	--	--	--	--	

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第2座 (2A) Tower 2 (2A)	35	C	79.008 (850) 露台 Balcony:3.299 (36); 工作平台 Utility Platform:1.500 (16)	42,845,000	542,287 (50,406)	--	--	--	--	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	5	A	83.701 (901) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	40,545,000	484,403 (45,000)	--	--	--	71.579 (770)	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	5	B	74.050 (797) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	33,873,000	457,434 (42,501)	--	--	--	42.857 (461)	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	5	C	74.209 (799) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	36,454,000	491,234 (45,625)	--	--	--	58.078 (625)	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	5	D	81.055 (872) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	38,695,000	477,392 (44,375)	--	--	--	70.485 (759)	--	--	--	--	--	
第2座 (2A) Tower 2 (2A)	5	F	52.551 (566) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	22,994,000	437,556 (40,625)	--	--	--	11.652 (125)	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	37	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	36,011,000	517,303 (48,079)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	36	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	35,902,000	515,737 (47,933)	--	--	--	--	--	--	--	--	--	

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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
第2座 (2B) Tower 2 (2B)	35	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	35,796,000	514,214 (47,792)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	33	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	35,689,000	512,677 (47,649)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	32	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	35,581,000	511,126 (47,505)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	31	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	35,475,000	509,603 (47,363)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	30	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	35,369,000	508,080 (47,222)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	29	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	35,264,000	506,572 (47,081)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	28	C	69.613 (749) 露台 Balcony:2.442 (26); 工作平台 Utility Platform:1.500 (16)	34,904,000	501,401 (46,601)	--	--	--	--	--	--	--	--	--	
第2座 (2B) Tower 2 (2B)	5	A	55.558 (598) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	25,041,000	450,718 (41,875)	--	--	--	--	27.574 (297)	--	--	--	--	

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
第2座 (2B) Tower 2 (2B)	5	B	47.053 (506) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	19,924,000	423,437 (39,375)	--	--	--	--	13.479 (145)	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱期數的售樓說明書，以了解期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

(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，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)段中：

- (a) 「售價」指本價單第二部份中所列表之住宅物業的售價。而「成交金額」指臨時買賣合約中訂明的住宅物業的實際金額，因應不同支付條款及/或折扣按售價計算得出之價目，皆以進位到最接近的百位數作為成交金額。
- (b) 「賣方」指香港鐵路有限公司，而「如此聘用的人」指 High Crown Holdings Limited，即獲香港鐵路有限公司聘用作統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。
- (c) 買方於簽署臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「的近律師行」或「DEACONS」。

Notes: In this paragraph (4):

- (a) "Price" means the price of the residential property set out in Part 2 of this Price List, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest hundred to determine the Transaction Price.
- (b) "Vendor" means MTR Corporation Limited and "Person so Engaged" means High Crown Holdings Limited, the person engaged by MTR Corporation Limited to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.
- (c) Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "DEACONS" or "的近律師行".

(4) (i) **支付條款 Terms of Payment:**

(A) **建築期付款計劃 Stage Payment Plan (照售價減 8%) (8% discount from Price)**

1. 成交金額 5%：臨時訂金須於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 5%：部份成交金額須於買方簽署臨時買賣合約後 60 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。
5% of the Transaction Price being part payment of Transaction Price shall be paid by the Purchaser within 60 days after signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is the earlier.
3. 成交金額 90%：成交金額餘款須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付。
90% of the Transaction Price being the balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

(B) **建築期備用按揭貸款付款計劃 Stage Standby First Mortgage Payment Plan (照售價減 5.5%) (5.5% discount from Price)**

1. 成交金額 5%：臨時訂金須於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 5%：部份成交金額須於買方簽署臨時買賣合約後 60 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。
5% of the Transaction Price being part payment of Transaction Price shall be paid by the Purchaser within 60 days after signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is the earlier.
3. 成交金額 90%：成交金額餘款須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付。
90% of the Transaction Price being the balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

* (不適用於以下單位 Not applicable to below units)

座數 TOWER	樓層 FLOOR	單位 UNIT
1(1A)	16 樓、17 樓、18 樓、27 樓、28 樓、30 樓及 31 樓 16/F, 17/F, 18/F, 27/F, 28/F, 30/F & 31/F	A
1(1B)	16 樓、17 樓、18 樓、27 樓、28 樓、30 樓及 31 樓 16/F, 17/F, 18/F, 27/F, 28/F, 30/F & 31/F	A

(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(4)(i) Please refer to (4)(i)

(b) **「南區優尚生活」優惠 “Superior southside living” Benefit**

買方可獲額外 3% 售價折扣優惠作為「南區優尚生活」優惠。

An extra 3% discount from the Price would be offered to the Purchasers as the “Superior southside living” Benefit.

(c) **「Kerry Homes 會員」優惠 “Kerry Homes Member” Benefit**

買家如屬 Kerry Homes 會員，可獲額外 1% 售價折扣優惠。

An extra 1% discount from the Price would be offered to Purchasers who are “Kerry Homes members”.

(d) **「Sino Club 會員」優惠 “Sino Club Member” Benefit**

買家如屬 Sino Club 會員，可獲額外 1% 售價折扣優惠。

An extra 1% discount from the Price would be offered to Purchasers who are “Sino Club members”.

(e) **「印花稅津貼」優惠 “Subsidy of Stamp Duty” Benefit**

買方可獲額外 4% 售價折扣優惠作為「印花稅津貼」優惠。

An extra 4% discount from the Price would be offered to the Purchasers as the “Subsidy of Stamp Duty” Benefit.

(f) **「置業有禮」優惠 “Home Purchase” Benefit**

買方可獲額外 3% 售價折扣優惠作為「置業有禮」優惠。

An extra 3% discount from the Price would be offered to the Purchasers as the “Home Purchase” Benefit.

(4) (iii) **可就購買期數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 Phase

(a) 備用第一按揭貸款 (此安排只適用於選擇支付條款 (B) 建築期備用一按揭貸款付款計劃之買方。)

Standby First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (B) Stage Standby First Mortgage Payment Plan.)

買方可向如此聘用的人介紹之財務機構或如此聘用的人指定的其它公司 (「介紹之第一承按人」) 申請最高達成交金額之 70% 之第一按揭貸款 (「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：

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

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

The Purchaser shall apply to the Referred First Mortgagee for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.

2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。

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

3) 買方須以所購之期數的住宅物業之第一樓花按揭 (如適用) 及第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Phase purchased by the Purchaser.

4) 第一按揭貸款年期最長為 25 年。

The maximum tenor of the First Mortgage Loan shall be 25 years.

5) 第一按揭貸款年利率以最優惠利率 (P) 減 2.6% 計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 5.875%。最終按揭利率以介紹之第一承按人審批結果而定，賣方及如此聘用的人並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2.6% (P-2.6%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.875% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect thereof.

6) 買方須每月供款，而利息由提款日起計算。

Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.

7) 第一按揭貸款及其相關擔保 (如要) 之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人 (如有) 須支付所有第一按揭貸款及其擔保相關之律師費及雜費。All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

8) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。

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

9) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。

The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

- 10) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方及如此聘用的人無關，且於任何情況賣方及如此聘用的人均無需為此負責。賣方及如此聘用的人並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方及/或如此聘用的人提出任何申索。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor and the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

(b) **認購期數內一個停車位權利 Option to Purchase One Car Parking Space in the Phase**

- 1) 下列住宅物業之買方可獲認購期數內一個停車位之權利。相關買方須根據賣方日後公佈的停車位銷售安排內規定的時限、條款及方式決定是否認購停車位，否則其認購停車位的權利將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property specified below shall have an option to purchase one car parking space in the Phase. The relevant Purchaser must decide whether to purchase the car parking space in accordance with time limit, terms and method as prescribed by the sale arrangements of the car parking spaces to be announced by the Vendor, failing which the option to purchase the car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

座數 TOWER	樓層 FLOOR	單位 UNIT
1(1A)	5 樓 5/F	D
1(1A)	16 樓、17 樓、18 樓、27 樓、28 樓、30 樓 及 31 樓 16/F, 17/F, 18/F, 27/F, 28/F, 30/F & 31/F	A
1(1B)	16 樓、17 樓、18 樓、27 樓、28 樓、30 樓 及 31 樓 16/F, 17/F, 18/F, 27/F, 28/F, 30/F & 31/F	A
2(2A)	5 樓 5/F	A, B, C, D

- 2) 停車位的售價及銷售安排詳情(包括但不限於揀選停車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。

The price and details of sales arrangements of car parking space(s) (including but not limited to the order for selection of the car parking space(s)) will be determined by the Vendor at its sole and absolute discretion and will be announced later.

- 3) 以上優惠並不影響買方根據買賣合約條款完成購買住宅物業之責任。

The above benefit does not affect the obligations of the Purchaser to complete the purchase of the residential property pursuant to the terms of the agreement for sale and purchase.

(4) (iv) **誰人負責支付買賣期數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 Phase

1. 買方須負責所有律師費及雜費支出。如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買的一切法律文件，並由賣方代表律師同時處理物業按揭事宜，賣方律師將豁免買方原先須支付有關處理買賣合約及其後之轉讓契之律師費用，但不包括樓花按揭/按揭(如有)、擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。

The Purchaser shall be responsible for all legal costs and expenses. If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase, and the mortgage is handled by the Vendor's solicitors as well, the Vendor's solicitors shall waive the legal costs in respect of the agreement for sale and purchase and the subsequent assignment which would otherwise be payable by the Purchaser, exclusive of the legal costs in respect of equitable mortgage / mortgage (if any), any guarantees and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.

2. 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

3. 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅、額外印花稅、買家印花稅、附加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)、登記費及其他雜費及支出。
All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4) (v) **買方須為就買賣期數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 Phase

一切製作、登記及完成發展項目主公契和及管理協議及期數的副公契及管理協議(合稱「公契」)之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、為申請豁免買家印花稅及/或從價印花稅新/較高稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律費用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費用及其他支出,均由買方負責及支付。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement of the Development and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase (collectively "the DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the Assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new/higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

- (4) (vi) 如買方希望更改付款計劃而須更新成交紀錄冊內的記錄,可於不早於簽署正式買賣合約後 30 日但不遲於付清成交金額餘額之日前 30 日或(如適用)正式買賣合約內訂明的期數的預計關鍵日期前 30 日(以較早者為準)透過如此聘用的人向賣方提出申請,並須承擔有關律師費用及雜費(如有)。對前述更改之申請及申請條件的批准與否,視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor through the Person so Engaged for such change not earlier than 30 days after the date of signing of the formal Agreement for Sale and Purchase but not later than 30 days before the date of settlement of the balance of Transaction Price or (if applicable) not later than 30 days before the estimated material date for the Phase as specified in the formal Agreement for Sale and Purchase (whichever is earlier) and bear all related solicitor's cost and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

(5) **賣方已委任地產代理在期數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 Phase:

賣方委任的代理:

Agents appointed by the vendor:

嘉里物業代理有限公司 Kerry Real Estate Agency Limited

嘉里物業代理有限公司委任的次代理:

Sub-Agents appointed by Kerry Real Estate Agency Limited

中原地產代理有限公司 Centaline Property Agency Limited

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

香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited & chartered members

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

香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association Limited & chartered members

仲量聯行有限公司 Jones Lang LaSalle 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

第一太平戴維斯(香港)有限公司 Savills (Hong Kong) Limited

請注意:任何人可委任任何地產代理在購買期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為: www.lamarina.com.hk

The address of the website designated by the vendor for the Phase is: www.lamarina.com.hk