

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目期數(「期數」)名稱 Name of the phase of the development (the "Phase")	啟德海灣 1 KT Marina 1	期數(如有) Phase No. (if any)	啟德海灣第一期 KT Marina Phase 1
期數位置 Location of the Phase	香港九龍啟德承豐道 15 號 No.15 Shing Fung Road, Kai Tak, Kowloon, Hong Kong		
期數中的住宅物業的總數 The total number of residential properties in the Phase			1,017

印製日期 Date of Printing	價單編號 Number of Price List
11/02/2025	4

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 Number 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	
19/02/2025	4A	--	
25/02/2025	4B	--	
26/02/2025	4C	--	
04/03/2025	4D	--	

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2A	1	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,720,000	275,513 (25,597)	--	--	--	--	--	--	--	--	--	--
Tower 2A	1	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,286,000	278,001 (25,826)	--	--	--	--	--	--	--	--	--	--
Tower 2A	1	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,594,000	267,743 (24,898)	--	--	--	--	--	--	--	--	--	--
Tower 2A	2	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,798,000	277,079 (25,743)	--	--	--	--	--	--	--	--	--	--
Tower 2A	2	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,344,000	279,430 (25,959)	--	--	--	--	--	--	--	--	--	--
Tower 2A	2	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,647,000	269,612 (25,072)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2A	3	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,867,000	278,465 (25,871)	--	--	--	--	--	--	--	--	--	--
Tower 2A	3	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,406,000	280,957 (26,101)	--	--	--	--	--	--	--	--	--	--
Tower 2A	3	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,709,000	271,798 (25,275)	--	--	--	--	--	--	--	--	--	--
Tower 2A	5	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,915,000	279,429 (25,961)	--	--	--	--	--	--	--	--	--	--
Tower 2A	5	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,428,000	281,499 (26,151)	--	--	--	--	--	--	--	--	--	--
Tower 2A	5	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,731,000	272,573 (25,348)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2A	6	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,948,000	280,092 (26,022)	--	--	--	--	--	--	--	--	--	--
Tower 2A	6	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,472,000	282,582 (26,252)	--	--	--	--	--	--	--	--	--	--
Tower 2A	6	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,761,000	273,631 (25,446)	--	--	--	--	--	--	--	--	--	--
Tower 2A	7	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,983,000	280,794 (26,088)	--	--	--	--	--	--	--	--	--	--
Tower 2A	7	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,504,000	283,371 (26,325)	--	--	--	--	--	--	--	--	--	--
Tower 2A	7	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,784,000	274,442 (25,521)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2A	8	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,066,000	282,461 (26,243)	--	--	--	--	--	--	--	--	--	--
Tower 2A	8	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,537,000	284,184 (26,400)	--	--	--	--	--	--	--	--	--	--
Tower 2A	8	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,837,000	276,311 (25,695)	--	--	--	--	--	--	--	--	--	--
Tower 2A	9	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,066,000	282,461 (26,243)	--	--	--	--	--	--	--	--	--	--
Tower 2A	9	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,537,000	284,184 (26,400)	--	--	--	--	--	--	--	--	--	--
Tower 2A	9	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,837,000	276,311 (25,695)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2A	10	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,110,000	283,345 (26,325)	--	--	--	--	--	--	--	--	--	--
Tower 2A	10	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,554,000	284,602 (26,439)	--	--	--	--	--	--	--	--	--	--
Tower 2A	10	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,860,000	277,122 (25,770)	--	--	--	--	--	--	--	--	--	--
Tower 2A	11	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,150,000	284,148 (26,399)	--	--	--	--	--	--	--	--	--	--
Tower 2A	11	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,585,000	285,366 (26,510)	--	--	--	--	--	--	--	--	--	--
Tower 2A	11	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,882,000	277,897 (25,843)	--	--	--	--	--	--	--	--	--	--

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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 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
Tower 2A	12	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,191,000	284,971 (26,476)	--	--	--	--	--	--	--	--	--	--
Tower 2A	12	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,683,000	287,780 (26,735)	--	--	--	--	--	--	--	--	--	--
Tower 2A	12	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,905,000	278,708 (25,918)	--	--	--	--	--	--	--	--	--	--
Tower 2A	15	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,231,000	285,775 (26,550)	--	--	--	--	--	--	--	--	--	--
Tower 2A	15	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,773,000	289,997 (26,941)	--	--	--	--	--	--	--	--	--	--
Tower 2A	15	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,928,000	279,519 (25,993)	--	--	--	--	--	--	--	--	--	--

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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 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
Tower 2A	16	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,339,000	287,943 (26,752)	--	--	--	--	--	--	--	--	--	--
Tower 2A	16	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,848,000	291,844 (27,112)	--	--	--	--	--	--	--	--	--	--
Tower 2A	16	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,950,000	280,295 (26,066)	--	--	--	--	--	--	--	--	--	--
Tower 2A	17	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,449,000	290,152 (26,957)	--	--	--	--	--	--	--	--	--	--
Tower 2A	17	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,925,000	293,741 (27,288)	--	--	--	--	--	--	--	--	--	--
Tower 2A	17	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,973,000	281,106 (26,141)	--	--	--	--	--	--	--	--	--	--

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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 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
Tower 2A	18	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,759,000	296,377 (27,535)	--	--	--	--	--	--	--	--	--	--
Tower 2A	18	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,066,000	297,214 (27,611)	--	--	--	--	--	--	--	--	--	--
Tower 2A	18	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,028,000	283,045 (26,321)	--	--	--	--	--	--	--	--	--	--
Tower 2A	19	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,788,000	296,960 (27,590)	--	--	--	--	--	--	--	--	--	--
Tower 2A	19	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,099,000	298,027 (27,686)	--	--	--	--	--	--	--	--	--	--
Tower 2A	19	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,037,000	283,362 (26,351)	--	--	--	--	--	--	--	--	--	--

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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 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
Tower 2A	20	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,847,000	298,145 (27,700)	--	--	--	--	--	--	--	--	--	--
Tower 2A	20	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,148,000	299,234 (27,799)	--	--	--	--	--	--	--	--	--	--
Tower 2A	20	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,070,000	284,526 (26,459)	--	--	--	--	--	--	--	--	--	--
Tower 2A	21	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,907,000	299,349 (27,812)	--	--	--	--	--	--	--	--	--	--
Tower 2A	21	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,198,000	300,466 (27,913)	--	--	--	--	--	--	--	--	--	--
Tower 2A	21	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,094,000	285,372 (26,538)	--	--	--	--	--	--	--	--	--	--

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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 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
Tower 2A	22	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,967,000	300,554 (27,924)	--	--	--	--	--	--	--	--	--	--
Tower 2A	22	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,260,000	301,993 (28,055)	--	--	--	--	--	--	--	--	--	--
Tower 2A	22	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,120,000	286,288 (26,623)	--	--	--	--	--	--	--	--	--	--
Tower 2A	23	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,028,000	301,779 (28,037)	--	--	--	--	--	--	--	--	--	--
Tower 2A	23	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,309,000	303,200 (28,167)	--	--	--	--	--	--	--	--	--	--
Tower 2A	23	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,146,000	287,205 (26,708)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2A	25	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,089,000	303,004 (28,151)	--	--	--	--	--	--	--	--	--	--
Tower 2A	25	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,372,000	304,752 (28,311)	--	--	--	--	--	--	--	--	--	--
Tower 2A	25	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,172,000	288,122 (26,793)	--	--	--	--	--	--	--	--	--	--
Tower 2A	26	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,151,000	304,249 (28,267)	--	--	--	--	--	--	--	--	--	--
Tower 2A	26	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,422,000	305,983 (28,426)	--	--	--	--	--	--	--	--	--	--
Tower 2A	26	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,205,000	289,285 (26,902)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2A	27	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,329,000	307,824 (28,599)	--	--	--	--	--	--	--	--	--	--
Tower 2A	27	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,473,000	307,239 (28,542)	--	--	--	--	--	--	--	--	--	--
Tower 2A	27	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,238,000	290,449 (27,010)	--	--	--	--	--	--	--	--	--	--
Tower 2A	32	E	40.597 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,862,000	341,454 (31,721)	--	--	--	--	--	--	--	--	--	--
Tower 2A	33	B	49.798 (536) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	17,615,000	353,729 (32,864)	--	--	--	--	--	--	--	--	--	--
Tower 2A	35	J	28.363 (305) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,745,000	343,581 (31,951)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2B	1	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,304,000	277,874 (25,795)	--	--	--	--	--	--	--	--	--	--
Tower 2B	2	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,406,000	280,178 (26,008)	--	--	--	--	--	--	--	--	--	--
Tower 2B	3	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,475,000	281,736 (26,153)	--	--	--	--	--	--	--	--	--	--
Tower 2B	5	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,544,000	283,295 (26,298)	--	--	--	--	--	--	--	--	--	--
Tower 2B	6	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,600,000	284,559 (26,415)	--	--	--	--	--	--	--	--	--	--
Tower 2B	7	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,662,000	285,959 (26,545)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2B	8	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,741,000	287,744 (26,711)	--	--	--	--	--	--	--	--	--	--
Tower 2B	9	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,741,000	287,744 (26,711)	--	--	--	--	--	--	--	--	--	--
Tower 2B	10	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,796,000	288,986 (26,826)	--	--	--	--	--	--	--	--	--	--
Tower 2B	11	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,843,000	290,047 (26,925)	--	--	--	--	--	--	--	--	--	--
Tower 2B	12	A	54.396 (586) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,369,000	337,690 (31,346)	--	--	--	--	--	--	--	--	--	--
Tower 2B	12	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,903,000	291,402 (27,050)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2B	15	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,952,000	292,509 (27,153)	--	--	--	--	--	--	--	--	--	--
Tower 2B	16	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,019,000	294,022 (27,294)	--	--	--	--	--	--	--	--	--	--
Tower 2B	17	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,104,000	295,942 (27,472)	--	--	--	--	--	--	--	--	--	--
Tower 2B	18	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,275,000	299,804 (27,830)	--	--	--	--	--	--	--	--	--	--
Tower 2B	19	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,290,000	300,142 (27,862)	--	--	--	--	--	--	--	--	--	--
Tower 2B	20	A	54.396 (586) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,803,000	345,669 (32,087)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2B	20	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,330,000	301,046 (27,945)	--	--	--	--	--	--	--	--	--	--
Tower 2B	21	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,371,000	301,972 (28,031)	--	--	--	--	--	--	--	--	--	--
Tower 2B	22	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,412,000	302,898 (28,117)	--	--	--	--	--	--	--	--	--	--
Tower 2B	22	J	49.944 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,997,000	300,276 (27,875)	--	--	--	--	--	--	--	--	--	--
Tower 2B	23	A	54.396 (586) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,958,000	348,518 (32,352)	--	--	--	--	--	--	--	--	--	--
Tower 2B	23	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,479,000	304,411 (28,258)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2B	23	J	49.944 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,039,000	301,117 (27,954)	--	--	--	--	--	--	--	--	--	--
Tower 2B	25	A	54.396 (586) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	19,008,000	349,437 (32,437)	--	--	--	--	--	--	--	--	--	--
Tower 2B	25	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,548,000	305,969 (28,403)	--	--	--	--	--	--	--	--	--	--
Tower 2B	25	J	49.944 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,086,000	302,058 (28,041)	--	--	--	--	--	--	--	--	--	--
Tower 2B	26	A	54.396 (586) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	19,088,000	350,908 (32,573)	--	--	--	--	--	--	--	--	--	--
Tower 2B	26	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,617,000	307,527 (28,547)	--	--	--	--	--	--	--	--	--	--

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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈 名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 2B	26	J	49.944 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,132,000	302,979 (28,126)	--	--	--	--	--	--	--	--	--	--
Tower 2B	27	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,685,000	309,063 (28,690)	--	--	--	--	--	--	--	--	--	--
Tower 2B	28	J	49.944 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,580,000	311,949 (28,959)	--	--	--	--	--	--	--	--	--	--
Tower 2B	32	D	44.279 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,589,000	352,063 (32,681)	--	--	--	--	--	--	--	--	--	--
Tower 2B	33	A	54.396 (586) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	19,919,000	366,185 (33,991)	--	--	--	--	--	--	--	--	--	--
Tower 2B	35	J	49.944 (538) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,647,000	373,358 (34,660)	--	--	--	--	--	--	--	--	--	--

### 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，以了解該期數的資料。  
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:在第(4)段中:

- (a) 「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」指將於臨時合約中訂明的住宅物業的實際售價。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千位數作為成交金額。
- (b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。
- (c) 「臨時合約」指臨時買賣合約。
- (d) 「正式合約」指正式買賣合約。

Note: In 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 to be set out in the PASP. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the transaction price.
- (b) “working day” shall be as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance.
- (c) “PASP” means preliminary agreement for sale and purchase.
- (d) “ASP” means agreement for sale and purchase.

於簽署臨時合約時，買方須繳付相等於成交金額的 5% 作為臨時訂金，請帶備港幣\$100,000 銀行本票以支付部份臨時訂金，亦請另備額外之銀行本票或支票（視乎情況，以賣方已經或不時公布之銷售安排資料中或其他之最終要求為準）以繳付臨時訂金之餘額。上述所有銀行本票及/或支票抬頭請寫「貝克·麥堅時律師事務所」。The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. Please bring along a cashier's order of HK\$100,000 for payment of part of the preliminary deposit and also additional cashier's order(s) or cheque(s) (as the case may be, the final requirements under the Information on Sales Arrangements made available or to be made available or otherwise by or of the vendor from time to time shall prevail) for payment of the balance of the preliminary deposit. All the cashier's order(s) and/or cheque(s) above shall be drawn in favour of "Baker & McKenzie".

(i) 支付條款  
Terms of Payment

(E3) 置佳時機 120 天即供付款計劃 Best Timing 120-day Cash Payment Plan (照售價減 7%) (7% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- (2) 成交金額 5% 即加付訂金須於買方簽署臨時合約後 100 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。  
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 100 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.
- (3) 成交金額 90% 即成交金額餘款須於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。  
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(E4) 輕鬆置佳時機 120 天即供付款計劃 Easy Best Timing 120-day Cash Payment Plan (照售價減 3%) (3% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- (2) 成交金額 5% 即加付訂金須於買方簽署臨時合約後 100 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。  
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 100 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.
- (3) 成交金額 90% 即成交金額餘款須於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。  
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(F1) 置彈性 270 天即供付款計劃 Flexible 270-day Cash Payment Plan (照售價減 4%) (4% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within

5 working days after signing of the PASP.

- (2) 成交金額 5% 即加付訂金須於買方簽署臨時合約後 180 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。

A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 180 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

- (3) 成交金額 90% 即成交金額餘款須於買方簽署臨時合約後 270 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 270 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(F2) 輕鬆置彈性 270 天即供付款計劃 Easy Flexible 270-day Cash Payment Plan (照售價) (the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

- (2) 成交金額 5% 即加付訂金須於買方簽署臨時合約後 180 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。

A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 180 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

- (3) 成交金額 90% 即成交金額餘款須於買方簽署臨時合約後 270 天內或於賣方就其有能力將有關住宅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 日內由買方付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 270 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

註：如買方於簽署臨時合約後欲更改支付條款，請於正式合約日期後的第 30 日後向賣方提出書面申請且賣方的決定為最終決定。申請獲賣方批准才可更改支付條款。買方並須承擔有關的費用及開支（包括但不限於律師費）。

Notes: If the purchaser(s) wish(es) to change the Terms of Payment after the signing of the PASP, please make a written application to the vendor after the 30th day after the date of ASP. The change of Terms of Payment is subject to the approval of the vendor and the decision of the vendor is final. The purchaser(s) shall also bear all the related costs and expenses (including but not limited to the legal fees).

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

- (a) 見 4(i)  
See 4(i)

- (b) 入伙傢俱津貼折扣 Move-in Furniture Subsidy Discount

簽署臨時合約之買方可獲額外售價 3% 的入伙傢俱津貼折扣優惠。

An extra 3% Move-in Furniture Subsidy Discount from the price would be offered to the purchaser(s) who sign(s) the PASP.

- (c) 投資磚頭獎賞折扣 Real Estate Investment Reward Discount

簽署臨時合約之買方可獲額外售價 3% 的投資磚頭獎賞折扣優惠。

An extra 3% Real Estate Investment Reward Discount from the price would be offered to the purchaser(s) who sign(s) the PASP.

(d) 啟德體育園帶動升值折扣 Kai Tak Sports Park Drive Value Growth Discount

簽署臨時合約之買方可獲額外售價 2% 的啟德體育園帶動升值折扣優惠。

An extra 2% Kai Tak Sports Park Drive Value Growth Discount from the price would be offered to the purchaser(s) who sign(s) the PASP.

(e) 印花稅折扣 Stamp Duty Discount

簽署臨時合約之買方可獲額外售價 3% 的印花稅折扣優惠。

An extra 3% Stamp Duty Discount from the price would be offered to the purchaser(s) who sign(s) the PASP.

(f) 星級發展商 FANS 折扣 All Star Developer FANS Discount

簽署臨時合約並同時滿足以下三項條件之買方可獲額外售價 1% 的星級發展商 FANS 折扣優惠。

An extra 1% All Star Developer FANS Discount from the price would be offered to the purchaser(s) who sign(s) the PASP and satisfy(ies) all the 3 conditions stated below.

(i) 於簽署臨時合約時已下載及登記「嘉多一點」手機應用程式;

Downloaded and registered the “嘉多一點” mobile application upon signing of the PASP;

(ii) 於簽署臨時合約時已追蹤中國海外集團官方 Facebook 及 Instagram 帳號; 及

Followed the official Facebook and Instagram accounts of China Overseas Holdings Limited upon signing of the PASP; and

(iii) 於簽署臨時合約時已屬「Club Wheelock」會員，(註: 最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員。

Is/Are a “Club Wheelock” member upon the signing of the PASP (remarks: provided that at least one individual purchaser (if the purchaser is an individual) or at least one director of the purchaser (if the purchaser is a corporation) must be a “Club Wheelock” member).

(g) 置佳時機限定折扣 Best Timing Limited Discount

只適用於使用(4)(i)段中之(E3), (E4), (F1) or (F2)付款計劃的買方 **Only applicable to purchaser(s) who use(s) Payment Plan (E3), (E4), (F1) or (F2) in paragraph (4)(i)**

簽署臨時合約以購買下表所列的住宅物業的買方可獲額外置佳時機限定折扣優惠。

Extra Best Timing Discount would be offered to the purchaser(s) who enter(s) into PASP to purchase(s) the residential properties in the table below.

大廈名稱 Block Name	樓層 Floor	單位 Flat	置佳時機限定折扣 Best Timing Limited Discount
2A	6, 10, 12, 16, 25, 33	B	售價 10.75% 10.75% from the price
2A	3, 6, 9, 11, 12, 16, 20, 26, 32	E	售價 12% 12% from the price
2A	3, 7, 35	J	售價 15%

			15% from the price
2B	12	A	售價 14.5% 14.5% from the price
2B	26	A	售價 13.25% 13.25% from the price
2B	33	A	售價 9.25% 9.25% from the price
2B	6, 8, 11, 16, 17, 22, 25, 32	D	售價 12.5% 12.5% from the price
2B	35	J	售價 11.5% 11.5% from the price
2A	9, 15, 17, 19, 21, 22, 23	J	售價 14.75% 14.75% from the price
2B	23, 28	J	售價 11.25% 11.25% from the price
2A	6, 8, 11, 18, 20, 26	J	售價 14.5% 14.5% from the price
2B	22, 25	J	售價 10.25% 10.25% from the price
2A	5	J	售價 13.75% 13.75% from the price
2A	7, 10	E	售價 11.75% 11.75% from the price
2A	27	J	售價 14.25% 14.25% from the price
2B	25	A	售價 13% 13% from the price

(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) 提前付清樓價現金回贈 Early Settlement Cash Rebate

只適用於使用第(4)(i)段中之(F1)或(F2)付款計劃的買方 **Only applicable to purchaser(s) who use(s) Payment Plan (F1) or (F2) in paragraph (4)(i)**

不論賣方是否經已按正式合約發出成交通知（按下文定義），如買方於以下日子或之前付清相關住宅物業之成交金額餘款及在所有方面履行和遵守相關住宅物業之臨時合約及其後之正式合約內一切其他條款及條件（必須嚴格遵守所有時間限制），則賣方將依下列條款及條件送出提前付清樓價現金回贈（「現金回贈」）予買方，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或賣方認為合適的其他方式支付予買方。「提前付清樓價現金回贈」受相關交易文件的條款及條件約束。

Regardless of whether the vendor has issued the Notification of Completion (defined below) in accordance with the ASP, if the purchaser(s) settle the balance of the transaction price of the relevant residential property in full on or before the following date and perform and comply with in all respects other terms and conditions of the PASP and the ASP of the relevant residential property (in respect of which time shall be of the essence), the vendor will provide a early settlement cash rebate (“Cash Rebate”) to the

purchaser(s) according to the terms and conditions set out below, the vendor will apply directly the Cash Rebate for part payment of the balance of transaction price of the relevant residential property or provide the Cash Rebate to the purchaser(s) by such other means as the vendor considers appropriate. The “Early Settlement Cash Rebate” is subject to the terms and conditions of relevant transaction documents.

付清成交金額餘款之日期 Date of settlement of the balance of transaction price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 120 日內 Within 120 days after the date of signing of the PASP	成交金額 2.5% 2.5% of the transaction price
簽署臨時合約的日期後 121 日至 180 日期間內 Within the period from 121 days to 180 days after the date of signing of the PASP	成交金額 1% 1% of the transaction price

(b) 「置彈性成交安排」 “Flexible Completion Arrangements”

只適用於使用第(4)(i)段中之(E3)、(E4)、(F1)或(F2)付款計劃的買方 **Only applicable to purchaser(s) who use(s) Payment Plan (E3)、(E4)、(F1) or (F2) in paragraph (4)(i)**

- (i) 根據買方揀選的支付條款，買方須於簽署臨時合約若干日子（「到期日」）或之前或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知（「成交通知」）的日期後的 14 日內付清加付訂金及/或成交金額餘款，以較早者為準。  
According to the Terms of Payment chosen by the purchaser(s), the purchaser(s) is required to pay the further deposit and/or the balance of transaction price on or before certain dates after signing of the PASP ("Due Date(s)"), or within 14 days after the date of the notification to the purchaser(s) ("Notification of Completion") that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is the earlier.
- (ii) 如賣方發出成交通知要求買方於成交通知的日期後的 14 日內付清加付訂金及/或成交金額餘款及完成交易，而該 14 日期限早於到期日，買方可選擇：  
If the vendor shall issue the Notification of Completion requiring the purchaser(s) to pay the further deposit and/or the balance of transaction price and complete the purchase within 14 days after the date of the Notification of Completion and such 14 days' period shall expire before the Due Date(s), the purchaser(s) may elect to:
- (I) 儘管臨時合約及正式合約內述明的支付條款，於相關到期日或之前付清加付訂金及/或成交金額餘款及按正式合約條款完成購買相關住宅物業。在滿足賣方施加的若干條件的情況下，買方無須向賣方支付正式合約下有關加付訂金及/或成交金額餘款於相關到期日之前（包括當日）的期間應付的逾期利息；或  
notwithstanding the Terms of Payment as stated in the PASP and the ASP, the purchaser(s) may elect to pay the further deposit and/or the balance of transaction price and complete the purchase of the relevant residential property in accordance with the terms of the ASP on or before the relevant Due Date(s). Subject to satisfaction of conditions to be imposed by the vendor, the purchaser(s) will not be required to pay to the vendor such overdue interest on the further deposit and/or the balance of transaction price for the period up to and including the relevant Due Date(s) payable under the ASP; or
- (II) 於成交通知的日期後的 14 日內付清加付訂金及/或成交金額餘款及按正式合約的條款完成購買相關住宅物業。  
proceed with payment of the further deposit and/or the balance of transaction price and complete the purchase of the relevant residential property in accordance with the terms of the ASP within 14 days after the date of the Notification of Completion.
- (iii) 置彈性成交安排受其他條款及條件約束。如有任何爭議，賣方擁有最終決定權。  
The Flexible Completion Arrangements is subject to other terms and conditions. In case of any dispute, the decision of the vendor shall be final.

(c) 「代繳從價印花稅優惠」 “Ad Valorem Stamp Duty Benefit”

只適用於使用第(4)(i)段中之(E4)或(F2)付款計劃的買方 **Only applicable to purchaser(s) who use(s) Payment Plan (E4) or (F2) in paragraph (4)(i)**

受制於相關附函的條款及條件，於買方簽署相關住宅物業的正式合約後，賣方將向買方提供「代繳從價印花稅優惠」，金額相等於按相關住宅物業的成交金額的3.75%計算，以用作支付應稅協議的從價印花稅（或其任何部份）。如「代繳從價印花稅優惠」的金額大於應稅協議之應付的印花稅的金額，在買方按正式合約完全付清成交金額餘款的情況下，賣方會於成交時將「代繳從價印花稅優惠」的剩餘金額（作為現金回贈）直接用於支付相關住宅物業的成交金額餘款或賣方認為合適的其他方式支付予買方。

Subject to the terms and conditions set out in relevant side letter, the vendor will provide the purchaser(s), after the purchaser(s) has duly signed the ASP of the relevant residential property, with an “Ad Valorem Stamp Duty Benefit” for the payment of ad valorem stamp duty of the chargeable agreement(s) (or any part thereof), in the amount calculated at 3.75% of transaction price of the relevant residential property. If the amount of the “Ad Valorem Stamp Duty Benefit” is greater than the payable amount of the stamp duty of the chargeable agreement, subject to the full payment of the balance of the transaction price in accordance with the ASP by purchaser(s), the vendor will apply directly the remaining amount of the “Ad Valorem Stamp Duty Benefit” (as a cash rebate) for part payment of the balance of the transaction price of the relevant residential property upon completion or provide such remaining amount to the purchaser(s) by such other means as the vendor considers appropriate.

(d) 「邀請購買停車位」優惠 The Benefit of “Car Parking Space Purchase Invitation”

簽署臨時合約以購買下表所列任何一個住宅物業的買方將於賣方首次推出發售發展項目的住客停車位（各稱「住客停車位」）時獲賣方優先邀請申請認購（受制於合約）一個住客停車位。若買方購買多於一個下表所列的住宅物業（不論透過一份或多於一份臨時合約及正式合約），買方最多可申請認購等同於買方所購買下表所列的住宅物業之數目之住客停車位。可供認購的住客停車位的位置、售價及銷售詳情（包括但不限於以拍賣和投標等形式出售）將由賣方全權酌情決定，並容後公布。如賣方接納上述買方已按邀請函中特定的時限內作出的申請，則出售相關住客停車位的前提是相關住客停車位的買賣合約和其他交易文件（俱按照賣方所定版本）須於邀請函中特定的時限內簽署。倘若上述買方未有於該特定的時限內作出申請及/或簽署相關住客停車位的買賣合約，上述買方將被視為放棄本優惠。此優惠受相關交易文件中的條款及條件約束。所有住客停車位之出售均會按發展項目的相關期數的預售同意書（如適用）的規定進行。本優惠只屬上述購買下表所列任何住宅物業之買方個人所有，不可轉讓及不可兌現為現金或任何其他優惠。

The purchaser(s) who enter(s) into PASP to purchase(s) any one of the residential properties in the table below will, upon the first launch of the sale of the residential parking spaces (each of which a “Residential Parking Space”) in the development by the vendor, enjoy the benefit of being first invited to apply for the purchase (subject to contract) of ONE (1) Residential Parking Space. If the purchaser(s) purchase(s) more than one of the residential properties in the table below (whether by one or more than one PASP and ASP), the maximum number of Residential Parking Spaces that the said purchaser(s) is/are entitled to apply for shall be equal to the number of the residential properties in the table below so purchased by the purchaser(s). Location of the Residential Parking Space(s) to be made available for such sale, its/their price(s) and the details of such sale (including but not limited to sale by way of auction and tender, etc.) will be determined by the vendor at its sole and absolute discretion and will be announced later. If the vendor accepts an application made by the said purchaser(s) within the time prescribed by the invitation, the sale of the Residential Parking Space(s) concerned will then be subject to the relevant agreement(s) for sale and purchase and other transaction document(s) (all in the vendor’s prescribed forms) having been signed within the time prescribed in the invitation. Failing in making an application and/or signing of the agreement(s) for sale and purchase of the Residential Parking Space(s) concerned within such prescribed time will be deemed as having abandoned this benefit by the said purchaser. This benefit is subject to the terms and conditions of the relevant transaction documents. The sale of any Residential Parking Space(s) will be carried out in accordance with the conditions of the pre-sale consent of the relevant phase(s) of the development (if applicable). This benefit is personal to the said purchaser(s) of the residential property(ies) in the table below and is non-transferable and cannot be redeemed for cash or any other benefit.

大廈名稱 Block Name	樓層 Floor	單位 Flat
2B	12, 20, 23, 25, 26, 33	A

(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

- (a) 如買方選用賣方代表律師處理正式合約、按揭（包括第一及第二按揭）及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭或轉讓契，買方及賣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(s) appoints the vendor's solicitors to handle the ASP, mortgage (including first and second mortgages) and assignment, the vendor agrees to bear the legal cost of the ASP and the assignment. If the purchaser(s) chooses to instruct his own solicitors to handle the ASP, mortgage or assignment, each of the vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the ASP and the assignment.

- (b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)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)。

All stamp duties on the PASP, the ASP and the assignment (including without limitation any stamp duty on, if 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(s).

- (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

有關其他法律文件之律師費如：附加合約、買方提名書、批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等，均由買方負責，一切有關按揭（包括第一及第二按揭）及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser(s). The purchaser(s) shall also pay and bear the legal costs and disbursements in respect of any mortgage (including first and second mortgage).

- (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:

中原地產代理有限公司

Centaline Property Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

利嘉閣地產有限公司

Ricacorp Properties Limited

香港置業(地產代理)有限公司

Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司及旗下特許經營商

Century 21 Group Limited and Franchisees

第一太平戴維斯(香港)有限公司

Savills (Hong Kong) Limited

建豪國際有限公司

Kanco International Limited

香港(國際)地產商會有限公司及其特許會員

Hong Kong (International) Realty Association Limited and Chartered Members

香港地產代理商總會有限公司及其特許會員

Hong Kong Real Estate Agencies General Association Limited and Chartered Members

太陽物業香港代理有限公司

Sunrise Property HK Agency Limited  
迎富地產代理有限公司  
Easywin Property Agency Limited  
名城地產代理有限公司  
Festival Home Property Agency Limited  
鈞洋置業有限公司  
Grand Ocean Properties Limited  
晉誠地產代理有限公司  
Earnest Property Agency Limited  
Home Concept Limited  
城鋒地產有限公司  
Shing Fung Property Limited  
建富物業  
Kin Fu Realty  
搜房(香港)集團有限公司  
Soufun (Hong Kong) Group Limited  
中能物業有限公司  
Sino Capacity Properties Limited  
新港地產代理有限公司  
San Kong Property Agency Limited  
煒文地產代理有限公司  
PJ Property Agency 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.ktmarina.com.hk](http://www.ktmarina.com.hk)  
The address of the website designated by the vendor for the Phase is: [www.ktmarina.com.hk](http://www.ktmarina.com.hk)