

# 價單Price List

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

發展項目名稱 Name of Development	麥花臣匯 MacPherson Place	期數 (如有) Phase No. ( if any )	---
發展項目位置: Location of Development	九龍奶路臣街38號 No. 38 Nelson Street, Kowloon		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		293	

印製日期 Date of Printing	價單編號 Number of Price List
02/07/2014	3

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改, 請以「 ✓ 」標示 Please use “ ✓ ” to indicate changes to prices of residential properties
		價錢 Price
28/07/2014	3A	
26/02/2015	3B	✓
18/03/2015	3C	

## 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 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 1B (MacPherson Residence B)	15	E	38.291 ( 412 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	<del>9,025,000</del> 9,500,000	<del>235,695 ( 21,905 )</del> 248,100 ( 23,058 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	15	F	34.092 ( 367 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	7,964,000	233,603 ( 21,700 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	15	G	35.275 ( 380 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,247,000	233,792 ( 21,703 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	A	51.551 ( 555 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	11,027,000	213,905 ( 19,868 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	B	36.993 ( 398 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,068,000	218,095 ( 20,271 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	C	39.946 ( 430 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,717,000	218,220 ( 20,272 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	D	27.230 ( 293 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	6,444,000	236,651 ( 21,993 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	E	38.291 ( 412 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	<del>9,131,000</del> 9,612,000	<del>238,463 ( 22,163 )</del> 251,025 ( 23,330 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	F	34.092 ( 367 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,059,000	236,390 ( 21,959 )	--	--	--	--	--	--	--	--	--	--

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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 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 1B (MacPherson Residence B)	17	G	35.275 ( 380 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,344,000	236,541 ( 21,958 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	H	43.703 ( 470 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	<del>10,178,000</del> 10,714,000	<del>232,890 ( 21,655 )</del> 245,155 ( 22,796 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	17	J	52.110 ( 561 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	11,638,000	223,335 ( 20,745 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	A	51.551 ( 555 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	11,566,000	224,360 ( 20,840 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	B	36.993 ( 398 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,455,000	228,557 ( 21,244 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	C	39.946 ( 430 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	9,135,000	228,684 ( 21,244 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	D	27.230 ( 293 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	6,728,000	247,080 ( 22,962 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	E	38.291 ( 412 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	9,448,000	246,742 ( 22,932 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	F	34.092 ( 367 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,342,000	244,691 ( 22,730 )	--	--	--	--	--	--	--	--	--	--

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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 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 1B (MacPherson Residence B)	23	G	35.275 ( 380 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,637,000	244,848 ( 22,729 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	H	43.703 ( 470 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	<del>10,541,000</del> 11,096,000	<del>241,196 ( 22,428 )</del> 253,896 ( 23,609 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	23	J	52.110 ( 561 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	12,070,000	231,625 ( 21,515 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	28	A	51.551 ( 555 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	11,926,000	231,344 ( 21,488 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	28	B	36.993 ( 398 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,713,000	235,531 ( 21,892 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	28	C	39.946 ( 430 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	9,413,000	235,643 ( 21,891 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	28	D	27.230 ( 293 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	6,918,000	254,058 ( 23,611 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	28	E	38.291 ( 412 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	9,660,000	252,279 ( 23,447 )	--	--	--	--	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	28	F	34.092 ( 367 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,531,000	250,235 ( 23,245 )	--	--	--	--	--	--	--	--	--	--

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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 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 1B (MacPherson Residence B)	28	G	35.275 ( 380 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	8,832,000	250,376 ( 23,242 )	--	--	--	--	--	--	--	--	--	
Tower 1B (MacPherson Residence B)	28	H	43.703 ( 470 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	10,782,000	246,711 ( 22,940 )	--	--	--	--	--	--	--	--	--	
Tower 1B (MacPherson Residence B)	28	J	52.110 ( 561 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	12,359,000	237,171 ( 22,030 )	--	--	--	--	--	--	--	--	--	

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

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

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

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5% 的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2) 條/Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條/Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則－(i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及(iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase - (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

(4) (i) 註：於本第 4 節內：(a) 「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入換算至千位數作「成交金額」。(b) 「賣方」指香港遊樂場協會，而「如此聘用的人」指潤晉有限公司，即獲香港遊樂場協會聘用作統籌和監管有關發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。  
Note: In this section 4: (a) "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, (i.e. the purchase price after applying the applicable discounts on the Price). The price obtained after applying the relevant terms of payment and/ or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price; (b) "Vendor" means Hong Kong Playground Association and "Person So Engaged" means Wealth Genesis Limited, the person engaged by Hong Kong Playground Association to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5% 作為臨時訂金，請帶備港幣 \$150,000.00 銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. A cashier order of HK\$150,000.00 being part of the Preliminary Deposit shall be made payable to "Deacons". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

#### 支付條款 Terms of Payment :

##### **(A) 現金或即時按揭付款 - 照售價減 2%**

1. 相等於成交金額 5% 之臨時訂金（「臨時訂金」）於買方簽署臨時買賣合約時繳付。
2. 成交金額 5% 即加付訂金於買方簽署買賣合約時繳付。
3. 成交金額 90% 即成交金額餘款於買方簽署臨時買賣合約後 60 天內繳付。

##### **(A) Cash or Immediate Mortgage Payment - 2% discount from the Price**

1. A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 5% of the Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.
3. 90% of the Transaction Price being balance of Transaction Price shall be paid within 60 days after signing the preliminary agreement for sale and purchase.

##### **(B) 180 天靈活付款 - 照售價**

1. 相等於成交金額 5% 之臨時訂金（「臨時訂金」）於買方簽署臨時買賣合約時繳付。
2. 成交金額 5% 即加付訂金於買方簽署買賣合約時繳付。
3. 成交金額 90% 即成交金額餘款於買方簽署臨時買賣合約後 180 天內繳付。

##### **(B) 180-Day Flexible Payment - in accordance with the Price**

1. A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 5% of the Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.
3. 90% of the Transaction Price being balance of Transaction Price shall be paid within 180 days after signing the preliminary agreement for sale and purchase.

##### **(C) "128 付款計劃" - 照售價減 1%**

1. 相等於成交金額 5% 之臨時訂金（「臨時訂金」）於買方簽署臨時買賣合約時繳付。
2. 成交金額 5% 即加付訂金於買方簽署買賣合約時繳付。
3. 成交金額 90% 即成交金額餘款於買方簽署臨時買賣合約後 128 天內繳付。

(C) “Plan 128 Payment” – 1% discount from the Price

1. A preliminary deposit equivalent to 5% of Transaction Price (“Preliminary Deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 5% of the Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.
3. 90% of the Transaction Price being balance of Transaction Price shall be paid within 128 days after signing the preliminary agreement for sale and purchase.

(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) 「傢俬套餐津貼」優惠  
買方可獲額外售價 2%折扣優惠作為「傢俬套餐津貼」優惠。  
[Furniture Package Subsidy] Benefit  
An extra 2% discount from the Price would be offered to the purchaser as the [Furniture Package Subsidy] Benefit.
- (c) ~~「從價印花稅津貼」優惠~~  
~~在本價單編號 3B 之日起簽署臨時買賣合約，買方可獲額外售價 6.5%折扣優惠作為「從價印花稅津貼」優惠。~~  
~~[Ad Valorem Stamp Duty Subsidy] Benefit~~  
~~Where the preliminary agreement for sale and purchase is signed from the date of this Price List No. 3B, an extra 6.5% discount from the Price would be offered to the purchaser as the [Ad Valorem Stamp Duty Subsidy] Benefit.~~
- (c) 「管理費津貼」優惠  
購買以下所列之單位並簽署臨時買賣合約買家可獲贈額外售價 2%折扣優惠作為「管理費津貼」優惠。  
[Management Fee Subsidy] Benefit  
Purchasers of those residential properties as set out below who sign the preliminary agreement for sale and purchase will be entitled to an extra 2% discount from the Price as the [Management Fee Subsidy] Benefit.  
第1B座 T1B (MacPherson Residence B) : 15E, 17E
- (d) 「復活節置業大禮」折扣優惠  
購買以下所列之單位並簽署臨時買賣合約買家可獲贈額外售價 3%「復活節置業大禮」折扣優惠。  
[Easter Home Purchase Offer] Discount  
Purchasers of those residential properties as set out below who sign the preliminary agreement for sale and purchase will be entitled to an extra 3% discount from the Price as the [Easter Home Purchase Offer] Discount.  
第1B座 T1B (MacPherson Residence B) : 15E, 17E
- (e) 「從價印花稅津貼」優惠  
在本價單編號 3C 之日起簽署臨時買賣合約，買方可獲額外售價 6.5%折扣優惠作為「從價印花稅津貼」優惠。  
[Ad Valorem Stamp Duty Subsidy] Benefit  
Where the preliminary agreement for sale and purchase is signed from the date of this Price List No. 3C, an extra 6.5% discount from the Price would be offered to the purchaser as the [Ad Valorem Stamp Duty Subsidy] Benefit.

(4) (iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益：

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development:

(a) 除 4(i) 及 4(ii) 所述之付款優惠及售價折扣外，選擇 4(i) 所述付款計劃(A)，(B) 及 (C) 之買家可向以下由賣方指定財務機構申請第二按揭貸款，主要條款如下：

In addition to the payment benefits and discounts on the price mentioned in 4(i) and 4(ii), the Purchaser(s) who choose Payment Plan (A), (B) & (C) stated in 4(i) may apply to the Vendor's designated financing company for the Second Mortgage Loan. Key terms are as follows:

「成交金額 30% 第二按揭」優惠(由「經絡按揭」安排)

買方可由「經絡按揭」安排之財務機構/銀行(「安排之第二承按人」)申請最高達成交金額之 30% 或物業估價(由安排之第二承按人釐定)之 30%(以較低者為準)之第二按揭(「第二按揭」)，一按加二按總貸款額合共不超過成交金額之 80% 或物業估價之 80%(以較低者為準)，第二按揭最高貸款金額為港幣 300 萬元。第二按揭及其申請受以下條款及條件規限：

1. 買方須先確定第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。
3. 第二按揭首 2 年的年利率以安排之第二承按人選用之最優惠利率(P)減 1.5% (P-1.5%) 計算。其後的年利率則以最優惠利率(P)加 0.5% (P+0.5%) 計算。P 為浮動利率，於本價單日期 P 為每年 5.25%。
4. 所有第二按揭之文件必須由安排之第二承按人指定之律師行辦理，並由買方負責有關律師費用及支出。
5. 買方如向安排之第二承按人成功申請並提取第二按揭，須向安排之第二承按人支付手續費，金額等於第一按揭及第二按揭的按揭貸款總額之 1% 或為安排之第二承按人決定之其他金額。
6. 如買方於提取第二按揭後 24 個月內提早清還全數第二按揭貸款額，須向安排之第二承按人支付額外費用，其金額分別為：(i) 於第 1 至第 12 個月期間提早清還全數第二按揭貸款額，須繳付全數清還前之第二按揭貸款尚餘本金之 2% 或 (ii) 於第 13 至第 24 個月期間提早清還第二按揭貸款額，須繳付全數清還前之第二按揭貸款尚餘本金之 1%。

買方於決定選擇此優惠前，請先向第一按揭銀行及安排之第二承按人查詢清楚第一按揭及第二按揭之條款、批核條件及手續。

有關第一按揭及第二按揭之批核與否及按揭條款以第一按揭銀行及安排之第二承按人之最終決定為準，與如此聘用的人及賣方無關，且於任何情況下如此聘用的人及賣方均無需為此負責。

The benefit of “second mortgage for 30% of Transaction Price” (Arranged by mReferral Mortgage Brokerage Services)

The Purchaser may apply for a second mortgage through the financial institution/bank (the “Arranged Second Mortgagee”) arranged by mReferral Mortgage Brokerage Services for a maximum loan amount equivalent to 30% of the Transaction Price or 30% of the valuation of the property (as determined by the Arranged Second Mortgagee) (whichever is lower) (the “Second Mortgage”). The loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price or 80% of the valuation of the property (whichever is lower). The maximum loan amount of Second Mortgage is HK\$3,000,000. The Second Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, Second Mortgage and any other loan does not exceed 50% of the Purchaser's total monthly income.
2. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.

3. The interest rate of the first 2 years of the Second Mortgage shall be Prime Rate (P) quoted by the Arranged Second Mortgagee less 1.5% (P-1.5%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate plus 0.5% (P+0.5%). P is subject to fluctuation. The P as at the date of this price list is 5.25% per annum.
4. All legal documents in relation to the Second Mortgage must be prepared and executed at the solicitors' firm designated by the Arranged Second Mortgagee. All legal cost and expenses incurred shall be paid by the Purchaser.
5. If the Purchaser successfully apply and complete the Second Mortgage, an application fee will be payable by the Purchaser to the Arranged Second Mortgagee in respect of the application for the Second Mortgage, the amount of which is equivalent to 1% of the total mortgage loan amount of the first mortgage and Second Mortgage or such other amount as may be decided by the Arranged Second Mortgagee.
6. Full early repayment of the Second Mortgage within 24 months after the drawdown of the Second Mortgage is subjected to an additional fee as follows : (i) Within the period of 1st to 12th month, a sum of 2% on the amount of the outstanding principal of the Second Mortgage; or (ii) Within the period of 13th to 24th month, a sum of 1% on the amount of the outstanding principal of the Second Mortgage.

The Purchaser is advised to enquire with the first mortgagee bank and the Arranged Second Mortgagee on details of the terms and conditions and application procedures of the first mortgage and Second Mortgage before choosing this benefit. The terms and conditions and the approval of applications for the first mortgage and the Second Mortgage are subject to the final decision of the first mortgagee bank and the Arranged Second Mortgagee, and are not related to the Person So Engaged and the Vendor (both of which shall under no circumstances be responsible therefor).

## 或/OR

### 超強備用「第二按揭」貸款

買方可向九龍建業財務有限公司（「第二承按人」）申請第二按揭貸款，主要條款如下：

1. 買方必須於清付售價餘款前最少 45 日以書面向第二承按人提出第二按揭貸款申請。
2. 第二按揭貸款首 36 個月之按揭年利率為第二承按人選用之最優惠利率（P）減 3.1 %（P-3.1 %），其後的年利率則為最優惠利率（P）加 0.75%（P+0.75 %）計算，P 為浮動利率，於本價單日期最優惠利率（P）為每年 5.25 %，最優惠利率（P）及最終按揭利率以建議第二承按人最後審批結果為準。
3. 第二按揭貸款最高金額為售價或第一按揭的物業估價的 30%，但在任何情況下第一按揭貸款及第二按揭貸款的總金額不可超過售價的 85%。
4. 第二按揭貸款年期最長為 20 年，或第一按揭貸款相同之年期，以較早者為準。
5. 買方須先獲取第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明每月總還款額（即第一按揭貸款加第二按揭貸款及其他借貸的還款）不超過其每月總入息之半。如買方是公司，買方須出示足夠文件證明其還款能力及其擔保人（如有）須出示足夠文件證明每月總還款額（即第一按揭貸款加第二按揭貸款及其他借貸的還款）不超過其每月總入息之半。
6. 買方於決定選擇第二按揭前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款、批核條件及手續。
7. 第一按揭貸款及第二按揭貸款申請須由有關承接機構獨立審批。
8. 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其相關第二按揭文件之代表律師。在此情況下，買方亦須負責賣方代表律師於第二按揭的律師費用及雜費。
9. 有關第一按揭及第二按揭之批核及按揭條款以第一按揭銀行及第二承按人之最終決定為準，與如此聘用的人及賣方無關，且於任何情況下如此聘用的人及賣方均無需為此負責。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及全數繳付該住宅物業的售價。

買方於決定選擇此優惠前，請先向第一按揭銀行及安排之第二承按人查詢清楚第一按揭及第二按揭之條款、批核條件及手續。有關第一按揭及第二按揭之批核與否及按揭條款以第一按揭銀行及安排之第二承按人之最終決定為準，與如此聘用的人及賣方無關，且於任何情況下如此聘用的人及賣方均無需為此負責。

### “Mega Power Standby Second Mortgage Loan”

The Purchaser can apply to Kowloon Development Finance Limited (“the Second Mortgagee”) for second mortgage loan. The main terms are as follows:

1. The Purchaser shall make application in writing to the Second Mortgagee for a second mortgage loan not less than 45 days before settlement of the balance of purchase price.
2. The interest rate of the first 36 months of the second mortgage loan shall be Prime Rate (P) quoted by the Second Mortgagee minus 3.1% (P-3.1%). The Interest rate for the rest of term of the Second Mortgage shall be Prime Rate plus 0.75 % (P+0.75 %). P is subject to fluctuation. The Prime Rate (P) as at the date of this price list is 5.25 % per annum. The Prime Rate (P) and the final interest rate will be subject to final approval by the Second Mortgagee.
3. The maximum second mortgage loan amount shall be 30% of either the purchase price or valuation by the First Mortgagee, but in any event the aggregate amount of first mortgage loan and second mortgage loan offered shall not exceed 85% of the purchase price.
4. The maximum tenor of second mortgage loan shall be 20 years or same as the tenor of first mortgage loan, whichever is the earliest.
5. The Purchaser shall have obtained the prior consent of the first mortgagee bank for the execution of the second mortgage, and provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income. If the Purchaser is a corporation, the Purchaser shall provide sufficient documents to prove its repayment ability and the guarantor(s) (if any) shall provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the guarantor(s)'s total monthly income.
6. The Purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of its terms, conditions and application procedures of the first mortgage and second mortgage before considering a second mortgage loan.
7. First mortgage loan and second mortgage loan shall be approved by the respective mortgagees independently.
8. All legal documents in relation to the second mortgage shall be prepared by the Vendor's solicitors and all the costs and disbursements shall be borne by the Purchaser. The Purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of second mortgage. In such event, the Purchaser shall also bear the costs and disbursements for the Vendor's Solicitors relating to the second mortgage.
9. The grant of the applications and its respective terms and conditions for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to the Person So Engaged and the Vendor (both of which shall under no circumstances be responsible therefor). The Purchaser shall complete the purchase of the residential property and fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is granted or not.

The Purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of the terms and conditions and application procedures of the first mortgage and Second Mortgage before choosing this benefit. The terms and conditions and the approval of applications for the first mortgage and the Second Mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to the Person So Engaged and the Vendor (both of which shall under no circumstances be responsible therefor).

#### (4) (iv) 誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅：

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

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and the purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契內有關買賣指明住宅物業的印花稅(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」(按《印花稅條例》所定)、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 payable in respect of the sale and purchase of the specified residential property under the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale by the purchaser, any "special stamp duty" as defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

#### (4) (v) 買方須就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用：



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

買方須獨自承擔及支付草擬大廈公契及管理協議(「公契」)的費用及附於公契之圖則費用的適當分攤、住宅物業的業權契據及文件認正本之所有費用、買賣合約及轉讓契之所有圖則費、按揭(如有)及附加協議(如有)的法律費用及開支、查冊費、註冊費及與買賣住宅物業有關的所有其他法律費用及雜項開支。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement (“DMC”) and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for the Agreement for Sale and Purchase and the Assignment, all legal costs and disbursements in respect of mortgage (if any) and supplemental agreement (if any), search fee, registration fee and all other legal costs and disbursements in relation to the sale and purchase of the residential property.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事:

The Vendor has appointed estate agent to act in the sale of any specified residential property in the development:

潤晉有限公司 Wealth Genesis Limited

請注意 :任何人可委任任何地產代理在購買發展項目中的指明住宅物業的過程中行事, 但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, the person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為: [www.mresidence.com.hk](http://www.mresidence.com.hk)

The address of the website designated by the Vendor for the development : [www.mresidence.com.hk](http://www.mresidence.com.hk)