

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	恆大·睿峰 THE VERTEX	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	東京街29號 <sup>#</sup> 29 Tonkin Street <sup>#</sup>		
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)			414

印製日期 Date of Printing	價單編號 Number of Price List
13/12/2019	2

修改價單(如有)

Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
14/12/2019	2A	
10/3/2019	2B	
6/7/2020	2C	
18/8/2020	2D	
31/10/2020	2E	
31/10/2020	2F	
30/3/2021	2G	
28/5/2021	2H	
22/6/2021	2I	
2/3/2022	2J	

<sup>#</sup>：此臨時門牌號數有待發展項目建成時確認。 The provisional street number is subject to confirmation when the Development is completed.

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
West Wing	22	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,757,000	305,153 (28,391)	--	--	--	--	--	--	--	--	--	--
West Wing	21	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,723,000	303,617 (28,248)	--	--	--	--	--	--	--	--	--	--
West Wing	22	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,873,000	286,214 (26,562)	--	--	--	--	--	--	--	--	--	--
West Wing	21	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,812,000	284,743 (26,425)	--	--	--	--	--	--	--	--	--	--
West Wing	20	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,752,000	283,297 (26,291)	--	--	--	--	--	--	--	--	--	--
West Wing	19	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,691,000	281,826 (26,154)	--	--	--	--	--	--	--	--	--	--
West Wing	18	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,691,000	281,826 (26,154)	--	--	--	--	--	--	--	--	--	--
West Wing	17	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,572,000	278,958 (25,888)	--	--	--	--	--	--	--	--	--	--
West Wing	22	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,740,000	290,307 (26,989)	--	--	--	--	--	--	--	--	--	--
West Wing	21	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,680,000	288,823 (26,851)	--	--	--	--	--	--	--	--	--	--
West Wing	20	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,620,000	287,339 (26,713)	--	--	--	--	--	--	--	--	--	--
West Wing	19	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,561,000	285,880 (26,577)	--	--	--	--	--	--	--	--	--	--

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
West Wing	18	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,561,000	285,880 (26,577)	--	--	--	--	--	--	--	--	--	--
West Wing	17	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,068,000	298,417 (27,743)	--	--	--	10.736 (116)	--	--	--	--	--	--
West Wing	21	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,560,000	288,740 (26,821)	--	--	--	--	--	--	--	--	--	--
West Wing	20	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,501,000	287,266 (26,684)	--	--	--	--	--	--	--	--	--	--
West Wing	19	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,442,000	285,793 (26,548)	--	--	--	--	--	--	--	--	--	--
West Wing	18	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,442,000	285,793 (26,548)	--	--	--	--	--	--	--	--	--	--
West Wing	17	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,325,000	282,870 (26,276)	--	--	--	--	--	--	--	--	--	--
West Wing	16	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,486,000	281,226 (26,111)	--	--	--	--	--	--	--	--	--	--
West Wing	15	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,442,000	279,768 (25,975)	--	--	--	--	--	--	--	--	--	--
West Wing	12	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,398,000	278,310 (25,840)	--	--	--	--	--	--	--	--	--	--
West Wing	11	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,355,000	276,885 (25,708)	--	--	--	--	--	--	--	--	--	--
West Wing	10	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,312,000	275,460 (25,575)	--	--	--	--	--	--	--	--	--	--

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
West Wing	9	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,286,000	274,598 (25,495)	--	--	--	--	--	--	--	--	--	--
West Wing	8	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,286,000	274,598 (25,495)	--	--	--	--	--	--	--	--	--	--
West Wing	7	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,234,000	272,875 (25,335)	--	--	--	--	--	--	--	--	--	--
West Wing	6	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,209,000	272,046 (25,258)	--	--	--	--	--	--	--	--	--	--
West Wing	21	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,748,000	288,862 (26,822)	--	--	--	--	--	--	--	--	--	--
West Wing	20	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,688,000	287,386 (26,685)	--	--	--	--	--	--	--	--	--	--
West Wing	19	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,628,000	285,911 (26,548)	--	--	--	--	--	--	--	--	--	--
West Wing	18	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,628,000	285,911 (26,548)	--	--	--	--	--	--	--	--	--	--
West Wing	17	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,510,000	283,010 (26,279)	--	--	--	--	--	--	--	--	--	--
West Wing	16	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,547,000	281,290 (26,138)	--	--	--	--	--	--	--	--	--	--
West Wing	15	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,503,000	279,842 (26,003)	--	--	--	--	--	--	--	--	--	--
West Wing	12	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,459,000	278,394 (25,869)	--	--	--	--	--	--	--	--	--	--

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
West Wing	11	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,415,000	276,946 (25,734)	--	--	--	--	--	--	--	--	--	--
West Wing	10	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,372,000	275,531 (25,602)	--	--	--	--	--	--	--	--	--	--
West Wing	9	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,346,000	274,675 (25,523)	--	--	--	--	--	--	--	--	--	--
West Wing	8	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,346,000	274,675 (25,523)	--	--	--	--	--	--	--	--	--	--
West Wing	7	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,294,000	272,964 (25,364)	--	--	--	--	--	--	--	--	--	--
West Wing	6	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,268,000	272,108 (25,284)	--	--	--	--	--	--	--	--	--	--

- 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/ Sections 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/ Sections 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，就有關指明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/ Sections 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，就有關指明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照《一手住宅物業銷售條例》第 8 條及附表 2 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.  
註：於本第 4 節內：「售價」指本價單第二部分表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及/或折扣後之價錢）。該價錢皆以進位到最接近千位數作為成交金額。  
Note: In this section 4: “Price” means the price set out in Part 2 of this price list, and “Transaction Price” means the purchase price set out in preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable terms of payment and/or discounts on price, which will be rounded up to the nearest thousand to determine the Transaction Price.

4(i) **支付條款****Terms of Payment****(一) 置 Relax 120 天付款辦法 - 照售價減 6%**

1. 成交金額5% 的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約的日期後5個工作天內簽署買賣合約。
2. 成交金額的95% 的成交金額餘款於簽署臨時買賣合約的日期後120天內或於賣方就其有能力將指明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14天內(以較早者為準)繳付。

**(1) Super Relax 120 Days Payment Plan - 6% discount of the Price**

1. 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 after the date of signing of the preliminary agreement for sale and purchase.
2. 95% of the Transaction Price being the balance of the Transaction Price shall be paid within 120 days after the date of 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 specified residential property to the Purchaser, whichever is the earlier.

**(二) 置 Relax 120 天備用一按付款辦法 - 照售價加 2.5%**

1. 成交金額5% 的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約的日期後5個 工作天內簽署買賣合約。
2. 成交金額的95% 的成交金額餘款於簽署臨時買賣合約的日期後120天內或於賣方就其有能力將指明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14天內(以較早者為準)繳付。

買方可向發展商指定之財務機構申請「第一按揭貸款」。詳情請參閱第(4)(iii)(d)段。

**(2) Super Relax 120 Days Standby First Mortgage Loan Payment Plan - plus 2.5% on the Price**

1. 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 after the date of signing of the preliminary agreement for sale and purchase.
2. 95% of the Transaction Price being the balance of the Transaction Price shall be paid within 120 days after the date of 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 specified residential property to the Purchaser, whichever is the earlier.

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

**(三) 智選“一口價”付款辦法 (只適用於下以指明住宅物業)**

指明住宅物業			成交金額
翼	樓層	單位	
西翼	21-22	A	\$9,990,000
	22-23,25-26	G	
	21-22	H	

1. 成交金額5% 的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約的日期後5個工作天內簽署買賣合約。
2. 成交金額的95% 的成交金額餘款於簽署臨時買賣合約的日期後120天內或於賣方就其有能力將指明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14天內(以較早者為準)繳付。

**(3) Best “Bottom Price” Payment Plan (Only applicable to the specified residential properties as below)**

specified residential properties			Transaction Price
Wing	Floor	Unit	
West Wing	21-22	A	\$9,990,000
	22-23,25-26	G	
	21-22	H	

1. 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 after the date of signing of the preliminary agreement for sale and purchase.
2. 95% of the Transaction Price being the balance of the Transaction Price shall be paid within 120 days after the date of 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 specified residential property to the Purchaser, whichever is the earlier.

(四) 智選“一口價”備用一按付款辦法（只適用於下以指明住宅物業）

指明住宅物業			成交金額
翼	樓層	單位	
西翼	21-22	A	\$10,954,000
	22-23, 25-26	G	
	21-22	H	

1. 成交金額5% 的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約的日期後5個工作天內簽署買賣合約。
2. 成交金額的95% 的成交金額餘款於簽署臨時買賣合約的日期後120天內或於賣方就其有能力將指明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14天內(以較早者為準)繳付。

買方可向發展商指定之財務機構申請「第一按揭貸款」。詳情請參閱第(4)(iii)(d)段。

(4) Best “Bottom Price” Standby First Mortgage Loan Payment Plan (Only applicable to the specified residential properties as below)

specified residential properties			Transaction Price
Wing	Floor	Unit	
West Wing	21-22	A	\$10,954,000
	22-23, 25-26	G	
	21-22	H	

1. 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 after the date of signing of the preliminary agreement for sale and purchase.
2. 95% of the Transaction Price being the balance of the Transaction Price shall be paid within 120 days after the date of 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 specified residential property to the Purchaser, whichever is the earlier.

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



4(ii) **售價獲得折扣基礎**

**The basic on which any discount on the price is available**

- (a) 見 4(i)。為免存疑，在上述第(4)(i)(三)段的智選一口價付款辦法及第(4)(i)(四)段智選一口價備用一按付款辦法下所列之指明住宅物業的售價一概折實為所列之成交金額。  
See 4(i). For the avoidance of doubt, the prices of the specified residential properties listed in the Best “Bottom Price” Payment Plan set out in paragraph (4)(i)(3) and the Best “Bottom Price” Standby First Mortgage Loan Payment Plan set out in paragraph (4)(i)(4) above will be discounted to the Transaction Price set out therein.
- (b) **限時優惠**（不適用於上述第(4)(i)(三)段的智選一口價付款辦法及第(4)(i)(四)段智選一口價備用一按付款辦法）  
簽署臨時買賣合約購買本價單所列之指明住宅物業之買方可獲額外售價 1%折扣。  
**Limited Time Discount** (Not applicable to the Best “Bottom Price” Payment Plan set out in paragraph (4)(i)(3) and the Best “Bottom Price” Standby First Mortgage Loan Payment Plan set out in paragraph (4)(i)(4) above)  
An extra 1% discount of the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a specified residential property listed in the price list.
- (c) **睿峰置尊折扣優惠**（不適用於上述第(4)(i)(三)段的智選一口價付款辦法及第(4)(i)(四)段智選一口價備用一按付款辦法）  
簽署臨時買賣合約購買本價單所列之指明住宅物業之買方可獲額外售價 3%折扣。  
**Wellness Discount Benefit** (Not applicable to the Best “Bottom Price” Payment Plan set out in paragraph (4)(i)(3) and the Best “Bottom Price” Standby First Mortgage Loan Payment Plan set out in paragraph (4)(i)(4) above)  
An extra 3% discount of the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a specified residential property listed in the price list.
- (d) **印花稅津貼折扣優惠**（不適用於上述第(4)(i)(三)段的智選一口價付款辦法及第(4)(i)(四)段智選一口價備用一按付款辦法）  
簽署臨時買賣合約購買本價單所列之指明住宅物業之買方可獲額外售價 3%折扣。  
**“Stamp Duty Subsidy” Discount Benefit** (Not applicable to the Best “Bottom Price” Payment Plan set out in paragraph (4)(i)(3) and the Best “Bottom Price” Standby First Mortgage Loan Payment Plan set out in paragraph (4)(i)(4) above)  
An extra 3% discount of the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a specified residential property listed in the price list.

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可贈品、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) 見 4(i)及 4(ii).  
See 4(i) and 4(ii).
- (b) **「首 3 年保修」優惠**  
在不影響買方於買賣合約下之權利的前提下，凡指明住宅物業有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人(不包括賣方)之行為或疏忽造成，買方可於發展項目的滿意紙發出日起計三年內向賣方發出書面通知，賣方須在收到買方的書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。  
**“First 3 Years Warranty” Benefit**  
Without affecting the Purchaser’s rights under the agreement for sale and purchase, the vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance in respect of the Development rectify any defects (fair wear and tear excepted) to the specified residential property caused otherwise than by the act on neglect of any person (excluding the Vendor). The First 3 Years Warranty Benefit is subject to other terms and conditions.

(c) 「**睿峰尊尚管理**」優惠（不適用於上述第(4)(i)(三)段的智選一口價付款辦法及第(4)(i)(四)段智選一口價備用一按付款辦法）

(1) 賣方將根據以下列表提供「睿峰尊尚管理」優惠予買方，用作支付買方於指明住宅物業的買賣成交後就其購買的指明住宅物業須繳交的物業管理費或會所服務費，或兩者皆是：

戶型	金額
開放式	\$28,000
一房	\$38,000
兩房	\$58,000
三房	\$68,000

(2) 買方須於指明住宅物業的買賣成交後 60 天內連同收樓通知書副本向賣方提交已填妥的睿峰尊尚管理優惠表格，並自行分配指定金額於支付物業管理費及/或會所服務費。賣方將在收妥並核實買方就有關申請提交的所有資料後 60 天內，根據買方指示分配資金額直接存入或過戶到由發展項目管理人維持的相關指定帳戶以支付物業管理費及/或會所服務費。

**Wellness Living Benefit (Not applicable to the Best “Bottom Price” Payment Plan set out in paragraph (4)(i)(3) and the Best “Bottom Price” Standby First Mortgage Loan Payment Plan set out in paragraph (4)(i)(4) above)**

(1) The Vendor shall offer the “Wellness Living Benefit” according to the table below for settlement of either the Management Fee or Club House Service Charge, or both, in respect of the specified residential property payable by the Purchaser after completion of the sale and purchase of the specified residential property.

Unit type	Amount
Studio	\$28,000
1-bedroom	\$38,000
2-bedroom	\$58,000
3-bedroom	\$68,000

(2) The Purchaser shall submit written application for the “Wellness Living Benefit” with a copy of the “Notice of Possession” within 60 days from the completion of the sale and purchase of the specified residential property. The Purchaser shall indicate how the amount of the “Wellness Living Benefit” should be split for settlement of the Management Fee and/or Club House Service Charge. Upon the Vendor's receipt and verification of all information submitted by the Purchaser in support of the application, the Vendor will within 60 days allocate the relevant funds as directed by the Purchaser and directly deposit or transfer into the relevant designated account maintained by the manager of the Development for settlement of the Management Fee and/or Club House Service Charge.

(d) **第一按揭貸款**（只適用於上述第(4)(i)(二)段的置 Relax 120 天備用一按付款辦法及第(4)(i)(四)段智選一口價備用一按付款辦法）

賣方的指定財務機構提供第一按揭貸款之主要條款如下：

- (i) 買方必須於買賣合約內訂明的付清成交金額餘款之日前最少 60 日書面向指定財務機構申請貸款。
- (ii) 第一按揭貸款的最高金額為成交金額的 80%，貸款金額不可超過應繳付之成交金額餘額。指定財務機構會考慮買方及其擔保人(如適用)的信貸評估結果，對實際批出予買方的貸款金額作出決定。
- (iii) 第一按揭貸款年期最長為 25 年。
- (iv) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
- (v) 第一按揭貸款的年利率為(以指定財務機構最終批核為準)：

貸款價值比率	年期的首24個月	其後
最高80%	沒有	P每年

P為指定財務機構不時報價之港元最優惠利率，利率浮動，P於本價單日期現在為每年 5.5%。

- (vi) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。
- (vii) 買方須按月分期償還第一按揭貸款。惟第一按揭貸款期內首 24 個月為免息免供期。
- (viii) 第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出第一按揭貸款有最終決定權。
- (ix) 所有第一按揭貸款之法律文件必須由指定財務機構指定之律師行擬備及辦理，買方須負責支付一切有關之律師費用及其他開支費用。
- (x) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。
- (xi) 不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。
- (xii) 第一按揭貸款受其他條款及細則約束。
- (xiii) 第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何輾轉，一概與賣方無關。以上關於第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第一按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方在任何情況下均無需就第一按揭貸款向買方承擔任何責任。
- (xiv) 第一按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間暫停或終止提供第一按揭貸款而無須向買方給予事先通知。

**First Mortgage Loan (Only applicable to the Super Relax 120 Days Standby First Mortgage Loan Payment Plan set out in paragraph (4)(i)(2) and the Best “Bottom Price” Standby First Mortgage Loan Payment Plan set out in paragraph (4)(i)(4) above)**

The key terms of the First Mortgage Loan offered by the Vendor’s designated financing company are as follows:

- (i) The Purchaser(s) shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.
- (ii) The maximum amount of the First Mortgage Loan shall be 80% of the Transaction Price, provided that the loan amount shall not exceed the balance of the Transaction Price payable. The designated financing company will decide the loan amount to be granted to the Purchaser(s) after considering the result of the credit assessment of the Purchaser(s) and his/her/its/their guarantor(s) (if applicable).
- (iii) The maximum tenor of the First Mortgage Loan shall be 25 years.
- (iv) The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (v) The annual interest rate of the First Mortgage Loan shall be (subject to the final approval of the designated financing company):

Loan to Value Ratio	The first 24 months of the tenor	Thereafter
Up to 80%	Nil	P per annum

P shall be the Hong Kong Dollar Best Lending Rate as quoted by the designated financing company from time to time, subject to fluctuation. P currently is 5.5% per annum at the date of this Price List.

- (vi) In accordance with the result of credit check and assessment of the Purchaser(s) and his/her/its/their guarantor(s) (if any), the designated financing company will adjust the loan amount and/or the interest rate.
- (vii) The Purchaser(s) shall repay the First Mortgage Loan by monthly instalments. However, principal repayment is not payable and interest payment is waived for the first 24 months for the First Mortgage Loan during its tenor.
- (viii) The designated financing company shall be solely responsible to determine whether to approve the Purchaser(s)' application for the First Mortgage Loan. The designated financing company shall have the final right to decide whether or not to grant the First Mortgage Loan.
- (ix) All legal documents of the First Mortgage Loan must be prepared and handled by the solicitors designated by the designated financing company and all relevant legal costs and other expenses relating thereto shall be borne by the Purchaser(s) solely.
- (x) The Purchaser(s) shall upon request by the designated financing company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the Purchaser(s) and his/her/its/their guarantor(s) (if applicable).
- (xi) Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the purchase of the residential property and shall pay the Transaction Price in full in accordance with the agreement for sale and purchase.
- (xii) The First Mortgage Loan is subject to other terms and conditions.
- (xiii) The First Mortgage Loan is a transaction between the designated financing company and the Purchaser(s). The Vendor shall not be involved in any dispute between the Purchaser(s) and the designated financing company. The above information of the First Mortgage Loan shall not be regarded as any representation, undertaking, warranty, offer or terms of the agreement for sale and purchase made by the vendor or any other parties. Under no circumstance shall the vendor be liable to the Purchaser(s) in respect of the First Mortgage Loan.
- (xiv) The First Mortgage Loan is subject to quota and availability. The designated financing company shall have the sole and absolute discretion to suspend or terminate the offer of the First Mortgage Loan at any time without prior notice to the Purchaser(s).

(e) **靈活成交安排**

- (1) 根據買方揀選的支付條款，買方須於簽署臨時買賣合約的日期後 120 天(「**到期日**」)內或於賣方就其有能力將指明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 14 天內(以較早者為準)繳付成交金額餘款。
- (2) 如買方須於成交通知的日期後 14 天內繳付成交金額餘款(即早於到期日)，
  - (a) 儘管臨時買賣合約及買賣合約所載的支付條款，買方可選擇於到期日之前繳付成交金額餘款及按買賣合約的條款完成購買指明住宅物業。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有關成交金額就包括到期日之前的期間的逾期利息；
  - (b) 此外，買方仍可於成交通知的日期後 14 天內繳付成交金額餘款及按買賣合約的條款完成購買指明住宅物業。
- (3) 靈活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。

**Flexible Completion Arrangement**

- (1) According to the terms of payment chosen by the Purchaser, the Purchaser is required to pay the balance of the Transaction Price within 120 days after the date of signing of the preliminary agreement for sale and purchase ("**Due Date**") or within 14 days after the date of the notification ("**Notice of Completion**") to the Purchaser that the Vendor is in a position validly to assign the specified residential property to the Purchaser, whichever is the earlier.
- (2) If the Purchaser is required to pay the balance of the Transaction Price within 14 days after the date of the Notice of Completion (i.e. earlier than the Due Date),
  - (a) Notwithstanding the terms of payment as stated in the preliminary agreement for sale and purchase and the agreement for sale and purchase, the Purchaser may elect to pay the balance of the Transaction Price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase on or before the Due Date. Subject to satisfaction of conditions to be imposed by the Vendor, the Purchaser will not be required to pay to the Vendor such overdue interest on the balance of the Transaction Price for the period up to and including the Due Date;
  - (b) Alternatively, the Purchaser may proceed with payment of the balance of the Transaction Price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase within 14 days after the date of the Notice of Completion.
- (3) The Flexible Completion Arrangement is subject to other terms and conditions. In case of any dispute, the decision of the Vendor shall be final.

- 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買賣合約、按揭契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購買事宜，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchase appoints the Vendor's solicitors to act on his/her/its/their behalf in respect of all legal documentation in relation to the purchase (including the agreement for sale and purchase, the mortgage and the assignment, etc), the Vendor agrees to bear the Purchaser's legal costs of the agreement for sale and purchase and the assignment. If the Purchase chooses to instruct his own solicitors to act for him/her/it/them 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) 買方需承擔及支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提明書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)及登記費用。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne and paid by the Purchaser.
- 4 (v) **買方須為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 the Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development**
- 擬備、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購指明住宅物業的業權契據及文件核證副本之費用、所購指明住宅物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而需作出的任何法定聲明的費用(如適用)、按揭(如有)之法律及其他費用及代墊付費用 以及所有有關所購指明住宅物業的買賣的任何其他文件的法律費用及收費，均由買方承擔及支付。  
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant Incorporating Management Agreement (the "DMC") and the plans attached to the DMC, all cost for preparing certified copies of title deeds and documents of the specified residential property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the specified residential property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty (if applicable), all legal and other costs and disbursements in respect of any mortgage (if any) and all legal costs and charges of any other documents relating to the sale and purchase of the specified residential property purchased.
- 5) **賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事**  
**The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development**
- 中原地產代理有限公司 Centaline Property Agency (Hong Kong) 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  
香港國際地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members  
香港地產代理商總會有限公司及特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members  
領高地產代理有限公司 Leading Property 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, that 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.thevertex.com.hk**  
The address of the website designated by the vendor for the Development is: **www.thevertex.com.hk**