

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	恆天. 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# 29 Tonkin Street#		
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
2020-8-18	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 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
2020-10-31	4A	
2020-10-31	4B	
2021-3-30	4C	
2021-5-28	4D	

#：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 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
East Wing	16	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,383,000	259,065 (24,074)	--	--	--	--	--	--	--	--	--	
East Wing	15	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,306,000	257,768 (23,953)	--	--	--	--	--	--	--	--	--	
East Wing	12	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,230,000	256,488 (23,834)	--	--	--	--	--	--	--	--	--	
East Wing	11	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,154,000	255,208 (23,715)	--	--	--	--	--	--	--	--	--	
East Wing	10	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,079,000	253,945 (23,598)	--	--	--	--	--	--	--	--	--	
East Wing	16	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,417,000	279,794 (26,007)	--	--	--	--	--	--	--	--	--	
East Wing	15	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,360,000	278,397 (25,877)	--	--	--	--	--	--	--	--	--	
East Wing	12	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,304,000	277,025 (25,749)	--	--	--	--	--	--	--	--	--	
East Wing	11	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,247,000	275,628 (25,620)	--	--	--	--	--	--	--	--	--	
East Wing	10	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,191,000	274,256 (25,492)	--	--	--	--	--	--	--	--	--	

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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
East Wing	9	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,158,000	273,447 (25,417)	--	--	--	--	--	--	--	--	--	
East Wing	8	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,158,000	273,447 (25,417)	--	--	--	--	--	--	--	--	--	
East Wing	7	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,091,000	271,805 (25,264)	--	--	--	--	--	--	--	--	--	
East Wing	6	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,058,000	270,996 (25,189)	--	--	--	--	--	--	--	--	--	
East Wing	29	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,999,000	285,981 (26,583)	--	--	--	--	--	--	--	--	--	
East Wing	28	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,999,000	285,981 (26,583)	--	--	--	--	--	--	--	--	--	
East Wing	27	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,870,000	283,143 (26,319)	--	--	--	--	--	--	--	--	--	
East Wing	26	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,806,000	281,735 (26,188)	--	--	--	--	--	--	--	--	--	
East Wing	25	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,742,000	280,327 (26,057)	--	--	--	--	--	--	--	--	--	
East Wing	23	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,679,000	278,941 (25,928)	--	--	--	--	--	--	--	--	--	

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Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
East Wing	22	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,616,000	277,555 (25,800)	--	--	--	--	--	--	--	--	--	
East Wing	21	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,553,000	276,169 (25,671)	--	--	--	--	--	--	--	--	--	
East Wing	20	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,491,000	274,805 (25,544)	--	--	--	--	--	--	--	--	--	
East Wing	19	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,429,000	273,441 (25,417)	--	--	--	--	--	--	--	--	--	
East Wing	18	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,429,000	273,441 (25,417)	--	--	--	--	--	--	--	--	--	
East Wing	17	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,306,000	270,735 (25,166)	--	--	--	--	--	--	--	--	--	
East Wing	16	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,590,000	292,745 (27,204)	--	--	--	--	--	--	--	--	--	
East Wing	15	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,552,000	291,279 (27,068)	--	--	--	--	--	--	--	--	--	
East Wing	12	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,515,000	289,852 (26,935)	--	--	--	--	--	--	--	--	--	
East Wing	11	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,477,000	288,387 (26,799)	--	--	--	--	--	--	--	--	--	

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
East Wing	10	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,440,000	286,960 (26,667)	--	--	--	--	--	--	--	--	--	
East Wing	16	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,309,000	303,128 (28,165)	--	--	--	--	--	--	--	--	--	
East Wing	15	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,277,000	301,590 (28,022)	--	--	--	--	--	--	--	--	--	
East Wing	12	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,246,000	300,101 (27,884)	--	--	--	--	--	--	--	--	--	
East Wing	11	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,215,000	298,611 (27,746)	--	--	--	--	--	--	--	--	--	
East Wing	10	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,184,000	297,122 (27,607)	--	--	--	--	--	--	--	--	--	
West Wing	5	A	37.953 (409) 露台 Balcony: - (-) 工作平台 Utility platform: - (-)	10,893,000	287,013 (26,633)	--	--	--	13.837 (149)	--	--	--	--	--	
West Wing	22	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,898,000	292,861 (27,211)	--	--	--	--	--	--	--	--	--	
West Wing	21	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,853,000	291,380 (27,073)	--	--	--	--	--	--	--	--	--	
West Wing	20	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,809,000	289,932 (26,939)	--	--	--	--	--	--	--	--	--	

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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 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	19	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,765,000	288,484 (26,804)	--	--	--	--	--	--	--	--	--	
West Wing	18	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,765,000	288,484 (26,804)	--	--	--	--	--	--	--	--	--	
West Wing	28	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,918,000	312,424 (29,067)	--	--	--	--	--	--	--	--	--	
West Wing	27	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,849,000	309,308 (28,777)	--	--	--	--	--	--	--	--	--	
West Wing	26	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,815,000	307,772 (28,634)	--	--	--	--	--	--	--	--	--	
West Wing	25	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,782,000	306,282 (28,496)	--	--	--	--	--	--	--	--	--	
West Wing	23	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,748,000	304,746 (28,353)	--	--	--	--	--	--	--	--	--	

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.
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；(b) 「賣方」指 TWIN CITY HOLDINGS LIMITED，而「如此聘用的人」指天基控股有限公司，即獲 TWIN CITY HOLDINGS LIMITED 聘用作統籌和監管發展項目的設計、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 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 terms of payment and/or discounts on the Price, which will be rounded up to the nearest thousand to determine the Transaction Price; (b) "Vendor" means TWIN CITY HOLDINGS LIMITED and "Person so engaged" means Tianji Holding Limited, the person engaged by TWIN CITY HOLDINGS LIMITED to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

4)(i) 支付條款

Terms of Payment

(一) 90 天現金優惠付款辦法 – 照售價減 8%

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 95% 的成交金額餘款於簽署臨時買賣合約的日期後 90 天內繳付。

(1) 90-Day Cash Payment Plan – 8% discount 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 90 days after the date of signing of the preliminary agreement for sale and purchase.

(二) 建築期付款辦法 – 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 95% 的成交金額餘款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的 14 天內繳付。

(2) Regular Payment – 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 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.

(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 95% 的成交金額餘款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的 14 天內繳付。

(3) Best “Bottom Price” Payment (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 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.

4)(ii) **售價獲得折扣基礎**

The basis 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 set out in paragraph(4)(i)(3) 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)**

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 set out in paragraph(4)(i)(3) above)

An extra 1% discount from 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 this price list.

(c) **睿峰「買尊」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)**

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 set out in paragraph(4)(i)(3) above)

An extra 3% discount from 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 this 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) 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 3 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 or neglect of any person (excluding the Vendor). The First 3 Years Warranty Benefit is subject to other terms and conditions.

(c) **「代繳從價印花稅(上限為成交金額 3%)」優惠(只適用於兩房及三房指明住宅物業) (不適用於上述第(4)(i)(三)段的智選“一口價”付款辦法)**

受限於相關交易文件條款及條件(包括但不限於買方須依照臨時買賣合約訂定的日期付清所購買的指明住宅物業的訂金及餘款#)，賣方會代買方繳付有關指明住宅物業的正式買賣合約應付之從價印花稅，以成交金額 3%為上限。

“Ad Valorem Stamp Duty (Maximum 3% of the Transaction Price)” Benefit (Only Applicable to the 2-Bed Room and 3-Bed Room Specific Residential Property) (Not applicable to the Best “Bottom Price” Payment set out in paragraph(4)(i)(3) above)

Subject to the terms and conditions of the relevant transaction documents (including without limitation to the condition that the Purchaser shall settle the Further Deposit and the balance of the Transaction Price# according to the respective dates stipulated in the preliminary agreement for sale and purchase), the Vendor shall pay the ad valorem stamp duty payable on the agreement for sale and purchase in respect of the specified residential property for the Purchaser subject however to a cap of 3% of the Transaction Price.

#以賣方代表律師實際收到款項日期計算。如有爭議，以賣方最終決定為準。

The actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of the relevant payment by the Purchaser. In case of disputes, the Vendor’s decision shall be final.

**或
OR**

直減樓價 3%優惠 (只適用於兩房及三房指明住宅物業) (不適用於上述第(4)(i)(三)段的智選“一口價”付款辦法)

如不選擇「代繳從價印花稅(上限為成交金額 3%)」優惠之買方可獲額外售價 3%折扣。

3% Discount Benefit (Only Applicable to the 2-Bed Room and 3-Bed Room Specific Residential Property) (Not applicable to the Best “Bottom Price” Payment set out in paragraph(4)(i)(3) above)

An extra 3% discount from the Price will be offered to the Purchaser who do not use “Ad Valorem Stamp Duty (Maximum 3% of the Transaction Price)” Benefit.

(f) **「代繳從價印花稅(上限為成交金額 3.75%)」優惠(只適用於開放式及一房指明住宅物業) (不適用於上述第(4)(i)(三)段的智選“一口價”付款辦法)**

受限於相關交易文件條款及條件(包括但不限於買方須依照臨時買賣合約訂定的日期付清所購買的指明住宅物業的訂金及餘款#)，賣方會代買方繳付有關指明住宅物業的正式買賣合約應付之從價印花稅，以成交金額 3.75%為上限。

“Ad Valorem Stamp Duty (Maximum 3.75% of the Transaction Price)” Benefit (Only Applicable to the Studio and 1-Bed Room Specific Residential Property) (Not applicable to the Best “Bottom Price” Payment set out in paragraph(4)(i)(3) above)

Subject to the terms and conditions of the relevant transaction documents (including without limitation to the condition that the Purchaser shall settle the Further Deposit and the balance of the Transaction Price# according to the respective dates stipulated in the preliminary agreement for sale and purchase), the Vendor shall pay the ad valorem stamp duty payable on the agreement for sale and purchase in respect of the specified residential property for the Purchaser subject however to a cap of 3.75% of the Transaction Price.

#以賣方代表律師實際收到款項日期計算。如有爭議，以賣方最終決定為準。

The actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of the relevant payment by the Purchaser. In case of disputes, the Vendor's decision shall be final.

或
OR

直減樓價 3.75%優惠(只適用於開放式及一房指明住宅物業) (不適用於上述第(4)(i)(三)段的智選“一口價”付款辦法)

如不選擇「代繳從價印花稅(上限為成交金額 3.75%)」優惠之買方可獲額外售價 3.75%折扣。

3.75% Discount Benefit (Only Applicable to the Studio and 1-Bed Room Specific Residential Property) (Not applicable to the Best “Bottom Price” Payment set out in paragraph(4)(i)(3) above)

An extra 3% discount from the Price will be offered to the Purchaser who do not use “Ad Valorem Stamp Duty (Maximum 3.75% of the Transaction Price)” Benefit.

(g) **「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)**

(1) 賣方將根據以下列表提供「睿峰尊尚管理」優惠予買方，用作支付買方於入伙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：

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

(2) 買方須於收樓後 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，或兩者。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，根據買方指示分配之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 set out in paragraph(4)(i)(3) above)

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 handover.

Unit Type	Amount
Studio	\$28,000
1-Bedroom	\$38,000
2-Bedroom	\$58,000
3-Bedroom	\$68,000

(2) The Purchaser shall submit a completed form of Wellness Living Benefit with a copy of “Notice of possession” within 60 days after the date of handover of possession. The Purchaser can indicate how the amount should be split for settlement of the payments of Management Fee and/or Club House Service Charge, or both. The Vendor will directly deposit or transfer the relevant amounts to the relevant designated account maintained with the manager of the Development in settlement of the Management Fee and/or Club House Service Charge as directed by the Purchaser within 60 days after the Vendor's receipt and verification of all information submitted by the Purchaser in support of the application.

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有關買賣合約及其他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 the agreement for sale and purchase and assignment and other 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/her in relation to the purchase, each of the Vendor and the Purchaser shall pay his/her 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》所定義)、買家印花稅(按《印花稅條例》所定義)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 preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation to any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

4)(v) **買方須為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 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正式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須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，以及其他有關所購指明住宅物業的買賣的文件的所有法律及其他實際支出，均須由買方負責。

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 costs 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 costs 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

賣方委任的代理:

Agent appointed by the Vendor:

恒大物業代理(香港)有限公司 Evergrande Property Agency (Hong Kong) Limited

恒大物業代理(香港)有限公司委任之代理:

Sub-agents appointed by Evergrande Property Agency (Hong Kong) Limited:

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

云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency 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 & 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 & Chartered Members

晉聯地產代理有限公司 Elite Union Property Limited

領高地產代理有限公司 Leading Properties Agency Limited

置業 2 地產代理有限公司 House 2 Property Agents 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