

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	星漣海 Seanorama	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	彩沙街1號 1 Choi Sha 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)			454

印製日期 Date of Printing	價單編號 Number of Price List
13/3/17	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
30/3/17	3A	✓
26/4/17	3B	
9/5/17	3C	
27/6/17	3D	
1/8/17	3E	
27/9/17	3F	
28/10/17	3G	
31/10/17	3H	
5/12/17	3I	
11/12/17	3J	
1/2/18	3K	✓
5/2/18	3L	
26/2/18	3M	
4/3/18	3N	
13/3/18	3O	
14/3/18	3P	
26/3/18	3Q	
5/4/18	3R	
28/4/18	3S	✓
30/4/18	3T	
7/5/18	3U	
31/5/18	3V	
4/6/18	3W	
29/6/18	3X	
16/7/18	3Y	
2/8/18	3Z	
6/8/18	3ZA	

(續下頁 continued on next page)

Price List No. 3ZK

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
28/9/18	3ZB	
12/10/18	3ZC	
22/10/18	3ZD	
26/11/18	3ZE	
19/1/19	3ZF	
18/3/19	3ZG	
2/5/19	3ZH	
3/6/19	3ZI	
10/9/19	3ZJ	
1/11/19	3ZK	

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) U nit 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)									
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
3A	7	A	150.732 (1622)	\$34,604,000	229,573 (21,334)	---	---	---	---	---	---	---	---	---	---
			露台 Balcony: 5.624 (61)	\$35,296,000	234,164 (21,761)										
			工作平台 Utility Platform: ---	\$36,002,000	238,848 (22,196)										
3A	7	B	150.732 (1622)	\$34,086,000	226,136 (21,015)	---	---	---	---	---	---	---	---	---	---
			露台 Balcony: 5.624 (61)	\$34,768,000	230,661 (21,435)										
3A	8	A	150.732 (1622)	\$34,655,000	229,911 (21,366)	---	---	---	---	---	---	---	---	---	---
3A	8	B	150.732 (1622)	\$34,137,000	226,475 (21,046)	---	---	---	---	---	---	---	---	---	---
			露台 Balcony: 5.624 (61)	\$34,820,000	231,006 (21,467)										
			工作平台 Utility Platform: ---	\$35,516,000	235,623 (21,896)										
3A	9	A	150.732 (1622)	\$34,707,000	230,256 (21,398)	---	---	---	---	---	---	---	---	---	---
3A	9	B	150.732 (1622)	\$34,188,000	226,813 (21,078)	---	---	---	---	---	---	---	---	---	---
3A	10	A	150.732 (1622)	\$34,760,000	230,608 (21,430)	---	---	---	---	---	---	---	---	---	---
3A	10	B	150.732 (1622)	\$34,238,000	227,145 (21,109)	---	---	---	---	---	---	---	---	---	---
3A	22	C	72.496 (780)	\$14,135,000	194,976 (18,122)	---	---	---	---	---	---	---	---	---	---

Price List No. 3ZK

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) U nit 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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)	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
3A	23	C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$14,172,000	195,487 (18,169)	---	---	---	---	---	---	---	---	---	
3B	2	E	68.806 (741) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$15,439,000	224,385 (20,835)	---	---	---	11.728 (126)	---	---	---	---	---	
3B	2	H	109.379 (1177) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$23,722,000	216,879 (20,155)	---	---	---	9.944 (107)	---	---	---	---	---	
				\$24,196,000	221,212 (20,557)										
				\$24,680,000	225,637 (20,969)										
3B	3	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$14,906,000	208,820 (19,409)	---	---	---	---	---	---	---	---	---	
3B	3	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,419,000	206,202 (19,164)	---	---	---	---	---	---	---	---	---	---
				\$23,887,000	210,323 (19,547)										
				\$24,365,000	214,532 (19,939)										
3B	5	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$14,928,000	209,128 (19,438)	---	---	---	---	---	---	---	---	---	
3B	5	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,453,000	206,502 (19,192)	---	---	---	---	---	---	---	---	---	---
				\$23,922,000	210,631 (19,576)										
				\$24,400,000	214,840 (19,967)										
3B	6	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$14,949,000	209,423 (19,465)	---	---	---	---	---	---	---	---	---	

Price List No. 3ZK

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) U nit 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)									
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
3B	6	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,489,000 \$23,959,000	206,819 (19,222) 210,957 (19,606)	---	---	---	---	---	---	---	---	---	---
3B	7	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$14,973,000	209,759 (19,496)	---	---	---	---	---	---	---	---	---	---
3B	7	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,524,000 \$23,994,000 \$24,474,000	207,127 (19,250) 211,265 (19,635) 215,491 (20,028)	---	---	---	---	---	---	---	---	---	---
3B	8	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$14,995,000	210,067 (19,525)	---	---	---	---	---	---	---	---	---	---
3B	8	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,559,000 \$24,030,000 \$24,511,000	207,435 (19,279) 211,582 (19,664) 215,817 (20,058)	---	---	---	---	---	---	---	---	---	---
3B	9	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$15,016,000	210,361 (19,552)	---	---	---	---	---	---	---	---	---	---
3B	9	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,594,000 \$24,066,000	207,743 (19,308) 211,899 (19,694)	---	---	---	---	---	---	---	---	---	---
3B	10	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$15,040,000	210,697 (19,583)	---	---	---	---	---	---	---	---	---	---

Price List No. 3ZK

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) U nit 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)									
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
3B	10	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,629,000 \$24,102,000	208,051 (19,336) 212,216 (19,723)	---	---	---	---	---	---	---	---	---	---
3B	11	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$15,063,000	211,020 (19,613)	---	---	---	---	---	---	---	---	---	---
3B	11	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,663,000 \$24,136,000	208,351 (19,364) 212,515 (19,751)	---	---	---	---	---	---	---	---	---	---
3B	12	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$15,085,000	211,328 (19,642)	---	---	---	---	---	---	---	---	---	---
3B	12	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,699,000 \$24,173,000	208,668 (19,394) 212,841 (19,782)	---	---	---	---	---	---	---	---	---	---
3B	15	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$15,108,000	211,650 (19,672)	---	---	---	---	---	---	---	---	---	---
3B	15	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,733,000 \$24,208,000	208,967 (19,421) 213,149 (19,810)	---	---	---	---	---	---	---	---	---	---
3B	16	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$15,131,000	211,972 (19,702)	---	---	---	---	---	---	---	---	---	---
3B	16	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,768,000	209,275 (19,450)	---	---	---	---	---	---	---	---	---	---
3B	17	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$15,154,000	212,294 (19,732)	---	---	---	---	---	---	---	---	---	---

Price List No. 3ZK

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) U nit 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)									
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
3B	17	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,803,000 \$24,279,000	209,583 (19,479) 213,774 (19,868)	---	---	---	---	---	---	---	---	---	---
3B	18	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,863,000	210,112 (19,528)	---	---	---	---	---	---	---	---	---	---
3B	19	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,923,000 \$24,401,000	210,640 (19,577) 214,849 (19,968)	---	---	---	---	---	---	---	---	---	---
3B	20	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$23,983,000	211,168 (19,626)	---	---	---	---	---	---	---	---	---	---
3B	21	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$24,043,000	211,696 (19,675)	---	---	---	---	---	---	---	---	---	---
3B	22	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,398,000	187,729 (17,445)	---	---	---	---	---	---	---	---	---	---
3B	22	G	119.598 (1287) 露台 Balcony: 4.408 (47) 工作平台 Utility Platform: ---	\$22,435,000	187,587 (17,432)	---	---	---	---	---	---	---	---	---	---
3B	22	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$24,104,000 \$24,586,000	212,234 (19,725) 216,478 (20,119)	---	---	---	---	---	---	---	---	---	---
3B	23	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,431,000	188,191 (17,488)	---	---	---	---	---	---	---	---	---	---
3B	23	G	119.598 (1287) 露台 Balcony: 4.408 (47) 工作平台 Utility Platform: ---	\$22,491,000	188,055 (17,476)	---	---	---	---	---	---	---	---	---	---
3B	23	H	113.573 (1222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: ---	\$24,164,000	212,762 (19,774)	---	---	---	---	---	---	---	---	---	---

Price List No. 3ZK

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，「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，皆以四捨五入方式換算至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 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.

支付條款:

Terms of Payment :

(一) 120 即供付款計劃 – 照售價減 7%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。

(1) 120 Immediate Payment Plan– 7% discount from 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 thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) Flexi-360 付款計劃 – 照售價減 7%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 5% 於買方簽署臨時買賣合約後 90 天內繳付。
4. 成交金額 85% 成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。

簽署臨時買賣合約購買本價單所列之住宅物業及選用「Flexi-360 付款計劃」之買方，可於簽署臨時買賣合約後 90 天內決定是否選用下文「Flexi-360 優惠」，如買方決定選用下文優惠：

「Flexi-360」優惠

1. 買方必須簽署在成交前佔用所購住宅物業之許可協議（格式由賣方訂明，買方不得要求任何修改），主要條款如下：
 - (a) 買方須於簽署臨時買賣合約後 90 天內簽署許可協議，並在簽署許可協議時（在已繳付之成交金額之 15% 外）繳付成交金額之 5% 作為部分成交金額餘款，餘下的成交金額之 80% 則可延期至簽署臨時買賣合約起計 120 天後但 240 天（「首次延遲成交日期」）內繳付。
 - (b) 許可佔用期由買方簽署臨時買賣合約後第 121 天（「佔用期開始日」）至「首次延遲成交日期」為止（「第一期佔用期」）。
 - (c) 買方須於「佔用期開始日」繳付第一期佔用期之許可費用，其金額為成交金額之 1%。
 - (d) 買方必須負責繳付該許可協議之印花稅裁定費及印花稅（如有）、簽署該許可協議所需之所有律師費及於「第一期佔用期」內該住宅物業之管理費、差餉、地租及其它開支等。
2. 「再次延遲繳付成交金額餘款」優惠：
 - (a) 買方可於「首次延遲成交日期」完結前最少 30 天向賣方發出書面通知，申請將成交及繳付成交金額 80% 餘款日期再延遲 120 天至簽署臨時買賣合約起計 240 天後但 360 天（「再次延遲成交日期」）內繳付。
 - (b) 買方須於「首次延遲成交日期」完結前最少 30 天簽署所購住宅物業之許可協議（格式由賣方訂明，買方不得要求任何修改），主要條款如下：
 - (i) 許可佔用期由簽署臨時買賣合約後第 241 天（「額外許可佔用期開始日」）至「再次延遲成交日期」為止（「額外許可佔用期」）。
 - (ii) 買方必須於「額外許可佔用期開始日」繳付額外許可佔用期之額外許可費用，其金額為成交金額之 1%。
 - (iii) 買方必須負責繳付該許可協議之印花稅裁定費及印花稅（如有）、簽署該許可協議所需之所有律師費及於「額外許可佔用期」內該住宅物業之管理費、差餉、地租及其它開支等。

詳情以相關交易文件條款為準。

(2) Flexi-360 Payment Plan – 7% discount from 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 thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 85% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.

The Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list and chooses the “Flexi-360 Payment Plan” may decide within 90 days after the Purchaser signs the preliminary agreement for sale and purchase whether to enjoy the following “Flexi-360” Benefit or not. If the Purchaser decides to enjoy the following benefit:

“Flexi-360” Benefit

1. The Purchaser must enter into a Licence Agreement for the pre-completion occupation of the property purchased in the form prescribed by the Vendor (the Purchaser shall not request any amendment to the Licence Agreement), the principal terms of which are as follows:
 - (a) A Purchaser shall within 90 days after the Purchaser signs the preliminary agreement for sale and purchase sign the Licence Agreement and pay 5% of the Transaction Price being part of the remaining balance of the Transaction Price (in addition to the 15% of the Transaction Price paid), in which case the remaining 80% of Transaction Price shall become payable after 120 days but within 240 days after the Purchaser signs the preliminary agreement for sale and purchase (the “First Extended Completion Date”).
 - (b) The licence period shall commence from the 121st day after the Purchaser signs the preliminary agreement for sale and purchase (the “Occupation Commencement Date”) until the First Extended Completion Date (the “First Occupation Period”).
 - (c) The Purchaser shall pay a licence fee for the First Occupation Period on the Occupation Commencement Date; the amount is 1% of the Transaction Price.
 - (d) The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on that Licence Agreement, the legal costs for the preparation and execution of that Licence Agreement and the management fees, government rates and rents and all other outgoings, etc. of the residential property within the First Occupation Period.
2. “Further Extension of paying the remaining balance of the Transaction Price” Benefit:
 - (a) A Purchaser may issue a written notice to the Vendor at least 30 days before the First Extended Completion Date for applying a 120 days further extension of the date of payment of the remaining balance of the Transaction Price, in which case the remaining 80% of Transaction Price shall become payable after 240 days but within 360 days after the Purchaser signs the preliminary agreement for sale and purchase (the “Further Extended Completion Date”).
 - (b) The Purchaser must enter into a Licence Agreement 30 days before the First Extended Completion Date for the pre-completion occupation of the property purchased in the form prescribed by the Vendor (the Purchaser shall not request any amendment to the Licence Agreement), the principal terms of which are as follows:
 - (i) The licence period shall commence from the 241st day after the Purchaser signs the preliminary agreement for sale and purchase (the “Extended Occupation Commencement Date”) until the Further Extended Completion Date (the “Extended Occupation Period”).
 - (ii) The Purchaser shall pay a further licence fee for the Extended Occupation Period on the Extended Occupation Commencement Date; the amount is 1% of the Transaction Price.
 - (iii) The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on that Licence Agreement, the legal costs for the preparation and execution of that Licence Agreement and the management fees, government rates and rents and all other outgoings, etc. of the residential property within the Extended Occupation Period.

Subject to the terms and conditions of the relevant transaction documents.

(三) 至輕鬆 3 年過渡性貸款計劃 – 照售價減 4%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。

(3) 3-Year Bridging Loan Plan– 4% discount from 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 thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.

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) 及 4(iii)。

See 4(i) and 4(iii).

- (b) 「稅務折扣」優惠 (只適用於「Flexi-360 付款計劃」及「至輕鬆 3 年過渡性貸款計劃」)

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 15% 折扣。

“Stamp Discount” Benefit (Only applicable to “Flexi-360 Payment Plan” and “3-Year Bridging Loan Plan”)

An extra 15% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

- (c) 簽署臨時買賣合約購買任何下列住宅物業(下列住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可獲額外港幣\$150,000 元售價折扣。

4 房(雙套房)住宅物業

第 2A 座 1-2 樓之 A 及 B 單位；

第 3C 座 2-5 樓之 A 單位

不設 4 樓

The Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following residential properties (some of which are included in this price list and the others are included in other different price lists of the Development) will receive an extra discount of HK\$150,000 from the Price.

4-bedroom (Two-suite) Residential Properties

Flat A & B, 1-2/F, Tower 2A;

Flat A, 2-5/F, Tower 3C

4/F is omitted.

(d) 簽署臨時買賣合約購買任何下列住宅物業(下列住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可獲額外港幣\$50,000 元售價折扣。

4 房(一套房)住宅物業
第 3B 座 25 樓 G 單位

The Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following residential properties (some of which are included in this price list and the others are included in other different price lists of the Development) will receive an extra discount of HK\$50,000 from the Price.

4-bedroom (One-suite) Residential Properties
Flat G, 25/F, Tower 3B;

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 sale and purchase of a specified residential property in the Development:

(a) (只適用於「120 即供付款計劃」)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠)：

- (1) (i) 額外售價 10.75% 折扣 及
(ii) 代繳從價印花稅(上限為成交金額 4.25%)優惠

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買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 4.25%)。

或

- (2) 代繳從價印花稅(上限為成交金額 15%)優惠

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買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 15%)。

或

- (3) 印花稅優惠

買方可獲額外售價 15% 折扣。

以賣方代表律師實際收到款項日期計算

(Only applicable to “120 Immediate Payment Plan”)

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase):

- (1) (i) **An extra 10.75% discount from the price; AND**
(ii) **“Ad Valorem Stamp Duty (maximum 4.25% of the Transaction Price)” Benefit**

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 4.25% of the Transaction Price).

OR

- (2) **“Ad Valorem Stamp Duty (maximum 15% of the Transaction Price)” Benefit**

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 15% of the Transaction Price).

OR

- (3) **Stamp Duty Benefit**

An extra 15% discount from the price will be offered to the Purchaser.

subject to the actual date of payment(s) received by Vendor’s solicitors

(b) 「車位認購」優惠

受制於合約，買方簽署臨時買賣合約購買任何下列四房住宅物業(下列四房住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)可優先認購發展項目一個住宅停車位(售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)。詳情以相關交易文件條款為準。

第 1 座 1 樓 及 5-16 樓之 A 單位；第 1 座 1-16 樓之 B、D 及 E 單位；

第 2A 座 1-19 樓之 A 單位；第 2A 座 1-15 樓、17 樓 及 19 樓之 B 單位；第 2A 座 1 樓、3 樓、6-8 樓 及 10-26 樓之 C 單位；第 2A 座 1 樓、11-20 樓 及 22-26 樓之 D 單位；

第 2B 座 3-26 樓之 G 單位；第 2B 座 1-26 樓之 H 單位；

第 3A 座 3-22 樓 及 25 樓之 A 單位；第 3A 座 3-25 樓之 B 單位；

第 3B 座 2-25 樓之 G 及 H 單位

第 3C 座 2-25 樓之 A 單位

不設 4 樓、13 樓、14 樓 及 24 樓

“Carpark Purchase” Benefit

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following 4-bedroom residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will have the priority to purchase a residential parking space in the Development (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). Subject to the terms and conditions of the relevant transaction documents.

Flat A, 1/F & 5-16/F, Tower 1; Flat B, D & E, 1-16/F, Tower 1

Flat A, 1-19/F, Tower 2A; Flat B, 1-15/F, 17/F & 19/F, Tower 2A; Flat C, 1/F, 3/F, 6-8/F & 10-26/F, Tower 2A; Flat D, 1/F, 11-20/F & 22-26/F, Tower 2A

Flat G, 3-26/F, Tower 2B; Flat H, 1-26/F, Tower 2B;

Flat A, 3-22/F & 25/F, Tower 3A; Flat B, 3-25/F, Tower 3A;

Flat G & H, 2-25/F, Tower 3B

Flat A, 2-25/F, Tower 3C

4/F, 13/F, 14/F and 24/F are omitted

(c) 「為您傢賞」優惠

簽署臨時買賣合約購買任何下列第 1 座之 B 單位 (下列住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可獲 (1)額外港幣\$150,000 元售價折扣 及 (2)如按照臨時買賣合約訂定的日期簽署正式買賣合約，可獲贈總值港幣\$100,000 之傢俱優惠。優惠之使用(包括使用期限等)受 Indigo Living Limited 及其他相關供應商所訂明之條款及條件限制。本優惠詳情以相關交易文件條款及條件為準。

第 1 座 2-7 樓、9-12 樓及 16 樓之 B 單位

不設 4 樓、13 樓及 14 樓

“Home Deco” Benefit

The Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following Flat B of Tower 1 (some of which are included in this price list and the others are included in other different price lists of the Development) will receive (1) an extra discount of HK\$150,000 from the Price **AND** (2) a furniture benefit in a total value of HK\$100,000 provided that the Purchaser has signed the formal agreement for sale and purchase in accordance with the date(s) as stated in the preliminary agreement for sale and purchase. The use of the aforesaid benefit (including validity period, etc.) is subject to the terms and conditions prescribed by Indigo Living Limited and other relevant suppliers. This benefit is subject to the terms and conditions of the relevant transaction documents.

Flat B, 2-7/F, 9-12/F & 16/F, Tower 1;

4/F, 13/F and 14/F are omitted.

(d) 「75% 3年過渡性貸款」安排 (只適用於「至輕鬆3年過渡性貸款計劃」)

買方可向“Starcom Venture Limited”或“Winchesto Finance Company Limited”或賣方指定之其他公司(「指定之財務機構」)申請最高達下述各項中之最低者的過渡性貸款(「過渡性貸款」):

- (A) 成交金額 75%。
- (B) 物業估價(由指定之財務機構釐定)之 75%。
- (C) 物業於相關支付條款最後一項中提及之成交金額餘款, 減去直接用作支付該成交金額餘款一部分之現金回贈(如有)或優惠(如有)之金額。

過渡性貸款及其申請受以下條款及條件規限:

1. 買方可無須出示任何入息證明文件, 但須提供指定之財務機構要求之其它證明文件。
2. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
3. 過渡性貸款年期為 3 年。
4. 過渡性貸款首年之年利率以指定之財務機構引用之最優惠利率(P)減 2.75% (P-2.75%)計算; 第 2 年之年利率以指定之財務機構引用之最優惠利率(P)減 1% (P-1%)計算; 第 3 年之年利率則以指定之財務機構引用之最優惠利率(P)計算。P 為浮動利率, 於本價單日期, P 為每年 5%。最終年利率以指定之財務機構審批結果而定, 賣方並無就其作出, 或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
5. 買方於過渡性貸款年期內, 無須就所提取之過渡性貸款額償還本金, 但必須於提取過渡性貸款日期起計, 每個月就所提取過渡性貸款額支付利息予指定之財務機構。買方並必須於過渡性貸款年期完結前還清所有過渡性貸款之本金及利息。
6. 買方可於過渡性貸款年期內償還部份貸款金額, 次數不限, 惟每次償還之金額不可低於成交金額之 10%。
7. 所有過渡性貸款之文件必須由賣方指定之律師行辦理, 並由買方負責有關律師費用及其它開支。

買方於決定選擇此安排前, 請先向指定之財務機構之服務代理公司 Padraic Finance Limited 查詢清楚過渡性貸款之借貸條款及條件、批核條件及申請手續。

過渡性貸款條款及批核條件僅供參考, 指定之財務機構保留不時更改過渡性貸款之借貸條款及批核條件的權利。

有關過渡性貸款之批核與否及借貸條款以指定之財務機構之最終決定為準, 與賣方無關, 且於任何情況下賣方均無需為此負責; 賣方並無或不得被視為就過渡性貸款之借貸條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

The arrangement of “75% 3-Year Bridging Loan” (Only applicable to “3-Year Bridging Loan Plan”)

The Purchaser may apply to “Starcom Venture Limited” or “Winchesto Finance Company Limited” or any other company designated by the Vendor (the “Designated Financial Institution”) for bridging loan (the “Bridging Loan”) with a maximum amount equivalent to the lowest of the following:

- (A) 75% of the Transaction Price.
- (B) 75% of the valuation of the property (as determined by the Designated Financial Institution).
- (C) The remaining balance of the Transaction Price of the property referred to in the last item of the Terms of Payment concerned, less the amount of such cash rebate (if any) or benefit (if any) which is directly used for payment of part of that remaining balance of the Transaction Price.

The Bridging Loan and its application are subject to the following terms and conditions:

1. The Purchaser may not be required to provide any income proof, but is required to provide other necessary documents upon request from the Designated Financial Institution.
2. The Bridging Loan shall be secured by a first legal mortgage over the residential property purchased in the Development.
3. The maximum tenure of the Bridging Loan shall not exceed 3 years.
4. The first year's interest rate of the Bridging Loan shall be Prime Rate (P) quoted by the Designated Financial Institution minus 2.75% (P-2.75%); the interest rate of the 2nd year shall be Prime Rate (P) quoted by the Designated Financial Institution minus 1% (P-1%) and the interest rate of the 3rd year shall be Prime Rate (P) quoted by the Designated Financial Institution. P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final interest rate will be subject to final approval by the Designated Financial Institution. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
5. The Purchaser is not required to repay the principal in respect of the Bridging Loan drawn within the tenure of the Bridging Loan but shall pay the interest in respect of the Bridging Loan drawn to the Designated Financial Institution each month after the drawdown of the Bridging Loan. The Purchaser shall repay all the principal and interest of the Bridging Loan within the tenure of the Bridging Loan.
6. The Purchaser may repay part of the principal of the Bridging Loan within the tenure of the Bridging Loan; the number of times is not limited provided that the amount of every repayment shall not be less than 10% of the Transaction Price.
7. All legal documents in relation to the Bridging Loan must be prepared by the solicitors' firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Designated Financial Institution on details of the terms and conditions of the loan, approval conditions and application procedures of the Bridging Loan before choosing this arrangement.

The terms and conditions and approval conditions of the Bridging Loan are for reference only, the Designated Financial Institution reserves the right to change the terms and conditions and approval conditions of the Bridging Loan from time to time as it sees fit.

The terms and conditions and the approval of applications for the Bridging Loan are subject to the final decision of the Designated Financial Institution, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the Bridging Loan.

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 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 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 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 purchasers.

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 a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、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等，均由買方負責，一切有關按揭之律師費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. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

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:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：

Sub-agents appointed by Cheung Kong Property Development 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

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

云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited

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

迎富地產代理有限公司 Easywin Property Agency Limited

中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited

太陽物業香港代理有限公司 Sunrise Property HK Agency Limited

遠東美豐有限公司 Far East Richland Limited

名城地產代理有限公司 Festival Home Property Agency Limited

金豐易居國際置業代理有限公司 E-House International Estate Agency 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.seanorama.com.hk**

The address of the website designated by the vendor for the Development is: **www.seanorama.com.hk**