

# 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
13/3/2017	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
30/3/2017	3A	✓
26/4/2017	3B	
9/5/2017	3C	
27/6/2017	3D	
1/8/2017	3E	
27/9/2017	3F	
28/10/2017	3G	
31/10/2017	3H	
5/12/2017	3I	
11/12/2017	3J	
1/2/2018	3K	✓
5/2/2018	3L	
26/2/2018	3M	
4/3/2018	3N	
13/3/2018	3O	
14/3/2018	3P	
26/3/2018	3Q	
5/4/2018	3R	
28/4/2018	3S	✓
30/4/2018	3T	
7/5/2018	3U	
31/5/2018	3V	
4/6/2018	3W	
29/6/2018	3X	
16/7/2018	3Y	
2/8/2018	3Z	
6/8/2018	3ZA	

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Price List No. 3ZH

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
28/9/2018	3ZB	
12/10/2018	3ZC	
22/10/2018	3ZD	
26/11/2018	3ZE	
19/1/2019	3ZF	
18/3/2019	3ZG	
2/5/2019	3ZH	

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)									
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. 3ZH

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)																
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	庭院 Yard
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)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

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

Price List No. 3ZH

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)																
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	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)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

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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)									
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)	---	---	---	---	---	---	---	---	---	---

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### 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) 485PLUS 付款計劃 – 照售價減 3%

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 5% 於買方簽署臨時買賣合約後 120 天內繳付。
5. 成交金額 80% 成交金額餘款於買方簽署臨時買賣合約後 485 天內繳付。

簽署臨時買賣合約購買任何下列指定住宅物業(下列住宅物業部份包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可選用「485PLUS 付款計劃」及可享下文「485PLUS」優惠：

第 1 座 2-7 樓、9-12 樓及 16 樓之 B 單位；  
第 2A 座 1-5 樓之 A 及 B 單位；  
第 3A 座 3-7、11-15 樓 及 25 樓之 A 單位；第 3A 座 3 樓之 B 單位；  
第 3C 座 2-10 樓、12 樓及 25 樓之 A 單位

不設 4 樓、13 樓及 14 樓

### 「485PLUS」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) 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」）至買賣合約訂定的成交日期為止（「第一期佔用期」）。
  - (b) 許可佔用期一公曆年中之每三個月許可費用為：成交金額之 1%，第一期於「佔用期開始日」繳付，之後每三個月份同日繳付一期。
  - (c) 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. 如買方欲於「佔用期開始日」後但簽署臨時買賣合約後第 485 天內全數付清當其時之成交金額餘款（於本 2 項稱為「付清餘款日」），買方須於「佔用期開始日」後但「付清餘款日」前之一個月份同日之前任何時間向賣方發出書面通知，發出該通知後買方須於該「付清餘款日」付清當其時之成交金額餘款。
3. 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#），買方可獲賣方退回已收取之許可費用（為免生疑，不包括下述第 4(b)(ii)項之任何「額外許可費用」），退回方式由賣方指定（包括但不限於退回予買方直接作為買方支付成交金額部份餘款之用）。
4. 「延遲繳付成交金額餘款」優惠：
  - (a) 買方可向賣方申請延遲 12 個月成交及繳付成交金額餘款，惟買方須於簽署臨時買賣合約起計第 485 天之前最少一個月向賣方發出書面通知，並於簽署臨時買賣合約起計 485 天內（在已繳付之成交金額之 20%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 75%則可延期至簽署臨時買賣合約起計 485 天後但 850 天（「延遲成交日期」）內繳付。
  - (b) 買方須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 486 天（「額外許可佔用期開始日」）至「延遲成交日期」為止（「額外許可佔用期」）。
    - (ii) 額外許可佔用期一公曆年中之每三個月額外許可費用為：成交金額之 1%（「額外許可費用」），第一期於「額外許可佔用期開始日」繳付，之後每三個月份同日繳付一期。
    - (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。
  - (c) 如買方欲於「額外許可佔用期開始日」後但於「延遲成交日期」前全數付清當其時之成交金額餘款(於本 4(c)項稱為「付清餘款日」)，買方須於「額外許可佔用期開始日」後但「付清餘款日」前之一個月份同日之前任何時間向賣方發出書面通知，發出該通知後買方須於該「付清餘款日」付清當其時之成交金額餘款。
  - (d) 如買方採用「延遲繳付成交金額餘款」優惠，上述第 3 項所述之退回已收取之許可費用（為免生疑，不包括任何「額外許可費用」）將在成交發生日期或之後進行，退回方式由賣方指定（包括但不限於退回予買方直接作為買方支付成交金額部份餘款之用）。

詳情以相關交易文件條款作準。 # 以賣方代表律師實際收到款項日期計算

**(2) 485PLUS Payment Plan – 3% 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. 5% of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
5. 80% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 485 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 any of the following residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) may choose the **“485PLUS Payment Plan”** and enjoy the following **“485PLUS” Benefit**:

Flat B, 2-7/F, 9-12/F & 16/F, Tower 1;  
Flat A & B, 1-5/F, Tower 2A  
Flat A, 3-7/F, 11-15/F & 25/F, Tower 3A; Flat B, 3/F, Tower 3A;  
Flat A, 2-10/F, 12/F & 25/F, Tower 3C

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

**“485PLUS” 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) 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 completion date stipulated in the agreement for sale and purchase (the “First Occupation Period”).
  - (b) The quarterly licence fee in a calendar year of the licence period is: 1% of the Transaction Price, the first such instalment shall be paid on the Occupation Commencement Date and each subsequent instalment shall be paid by the Purchaser on the date falling three calendar months after the due date of the previous instalment.
  - (c) 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. Should the Purchaser wish to pay the then remaining balance of the Transaction Price after the Occupation Commencement Date but within 485 days after the Purchaser signs the preliminary agreement for sale and purchase (the “Balance Payment Date” for the purpose of this item 2), the Purchaser may at any time after the Occupation Commencement Date but before the date falling one calendar month before the Balance Payment Date issue a written notice to the Vendor in which case the Purchaser shall pay the then remaining balance of the Transaction Price on the Balance Payment Date.
3. 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 licence fee received by the Vendor (for the avoidance of doubt, not including any “Extra Licence Fee” mentioned in item 4(b)(ii) below) will be returned to the Purchaser in such manner as prescribed by the Vendor (including but not limited to by direct payment of part of the balance of the Transaction Price).
4. “Extension of paying the remaining balance of the Transaction Price” Benefit:
  - (a) A Purchaser may apply to the Vendor for a 12 months extension of the completion date stipulated in the agreement for sale and purchase and of the date of payment of the remaining balance of the Transaction Price Provided That the Purchaser shall at least one calendar month before the 485th day after the Purchaser signs the preliminary agreement for sale and purchase issue a written notice to the Vendor, and the Purchaser shall pay 5% of the Transaction Price being part of the remaining balance of the Transaction Price (in addition to the 20% of the Transaction Price paid) within 485 days after the Purchaser signs the preliminary agreement for sale and purchase, in which case the remaining 75% of Transaction Price shall become payable after 485 days but within 850 days after the Purchaser signs the preliminary agreement for sale and purchase (the “Extended Completion Date”).
  - (b) 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:
    - (i) The licence period shall commence from the 486th day after the Purchaser signs the preliminary agreement for sale and purchase (the “Extended Occupation Commencement Date”) until the Extended Completion Date (the “Extended Occupation Period”).
    - (ii) The quarterly licence fee in a calendar year of the Extended Occupation Period (the “Extra Licence Fee”) is: 1% of the Transaction Price, the first such instalment shall be paid on the Extended Occupation Commencement Date and each subsequent instalment shall be paid by the Purchaser on the date falling three calendar months after the due date of the previous instalment.
    - (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.
  - (c) Should the Purchaser wish to pay the then remaining balance of the Transaction Price after the Extended Occupation Commencement Date but before the Extended Completion Date (the “Balance Payment Date” for the purpose of this item 4(c)), the Purchaser may at any time after the Extended Occupation Commencement Date but before the date falling one calendar month before the Balance Payment Date issue a written notice to the Vendor in which case the Purchaser shall pay the then remaining balance of the Transaction Price on the Balance Payment Date .
  - (d) If the buyer adopts the “Extension of paying the remaining balance of the Transaction Price” Benefit, the return of the license fee received by the Vendor mentioned in item 3 above (for the avoidance of doubt, not including any “Extra Licence Fee”) shall take place on or after the date on which completion takes place in such manner as prescribed by the Vendor (including but not limited to direct payment of part of the balance of the Transaction Price).

Subject to the terms and conditions of the relevant transaction documents. # subject to the actual date of payment(s) received by Vendor’s solicitors

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「485PLUS 付款計劃」)

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 “485PLUS Payment 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.

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 11.25% 折扣 及

(ii) 代繳從價印花稅(上限為成交金額 3.75%)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 3.75%)。

或

(2) (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

(3) 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

(4) 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 11.25% discount from the price; AND**

(ii) **“Ad Valorem Stamp Duty (maximum 3.75% 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 3.75% of the Transaction Price).

**OR**

(2) (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**

(3) **“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**

(4) **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作準。

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) 「入伙最貴」優惠

於 2019 年 5 月 6 日至 2019 年 7 月 1 日期間(包括該兩日)簽署臨時買賣合約購買之任何下列住宅物業(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，

(1) 可獲 (a) 額外港幣\$150,000 元售價折扣 (只適用於下列 4 房(雙套房)住宅物業)； **或** (b) 額外港幣\$50,000 元售價折扣 (只適用於下列 4 房(一套房)住宅物業)；

**及**

(2) 如 (i) 按照臨時買賣合約訂定的日期簽署正式買賣合約； **及** (ii) 按照臨時買賣合約及正式買賣合約訂定的日期付清住宅物業成交金額之 10%，可獲總值港幣\$50,000 元之豐澤禮券。

上述豐澤禮券之使用 (包括使用期限等) 受豐澤電器所訂之條款及條件限制，詳情以相關交易文件條款及條件為準。

**4 房(雙套房)住宅物業**

第 1 座 2-7 樓、9-12 樓及 16 樓之 B 單位；

第 2A 座 1、2 及 5 樓之 A 單位；第 2A 座 1-2 樓之 B 單位；

第 3A 座 3 樓之 A 單位；

第 3C 座 2-5 樓之 A 單位

**4 房(一套房)住宅物業**

第 3B 座 25 樓 G 單位；

不設 4 樓、13 樓及 14 樓

**“Housewarming” Benefit**

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) between 6<sup>th</sup> May 2019 and 1<sup>st</sup> July 2019 (both days inclusive),

(1) will receive (a) an extra discount of HK\$150,000 from the Price (only applicable to the following 4-bedroom (Two-suite) Residential Properties); **OR** (b) an extra discount of HK\$50,000 from the Price (only applicable to the following 4-bedroom (One-suite) Residential Properties) ;

**AND**

(2) if having (i) signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase; and (ii) paid 10% of the Transaction Price of the residential property in accordance with the date(s) as stated in the preliminary agreement for sale and purchase and the formal agreement for sale and purchase, will receive Fortress Coupons in the total value of HK\$50,000.

The use of the Fortress Coupons (including validity period etc.) is subject to the terms and conditions prescribed by Fortress. This benefit is subject to the terms and conditions of the relevant transaction documents.

**4-bedroom (Two-suite) Residential Properties**

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

Flat A, 1, 2 & 5/F, Tower 2A; Flat B, 1-2/F, Tower 2A

Flat A, 3/F, Tower 3A;

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

**4-bedroom (One-suite) Residential Properties**

Flat G, 25/F, Tower 3B;

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

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

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**