

# 價單

## Price List

### 第一部份：基本資料

#### Part 1 : Basic Information

發展項目期數名稱 Name of the Phase of the Development	何文田站物業發展項目的第 I 期(瑜一)的第 IA 期 Phase IA of Phase I (IN ONE) of Ho Man Tin Station Property Development	期數 (如有) Phase No. (if any)	第 IA 期 Phase IA
發展項目期數位置 Location of the Phase of the Development	忠孝街 1 號 No.1 Chung Hau Street		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			447

印製日期 Date of Printing	價單編號 Number of Price List
14 November 2023	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 January 2024	3A	--
1 March 2024	3B	--
13 June 2024	3C	--
10 September 2024	3D	--
6 April 2025	3E	✓

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)  Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元)  Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎)  Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
第 1 座(1B) Tower 1(1B)	28	A*	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	38,229,000	428,788 (39,822)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	27	A	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	37,664,000	422,451 (39,233)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	26	A*	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	37,107,000	416,203 (38,653)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	25	A*	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	36,558,000	410,045 (38,081)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	23	A	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	36,018,000	403,989 (37,519)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	22	A*	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	35,804,000	401,588 (37,296)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	21	A*	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	35,590,000	399,188 (37,073)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	20	A*	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	35,378,000	396,810 (36,852)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	19	A*	89.156 (960) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	35,167,000	394,443 (36,632)	--	--	--	--	--	--	--	--	--	--
第 1 座(1B) Tower 1(1B)	29	E	33.861 (364) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,477,000	338,945 (31,530)	--	--	--	--	--	--	25.051 (270)	--	--	--
第 2 座(2A) Tower 2(2A)	23	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	23,940,000	431,297 (40,101)	--	--	--	--	--	--	--	--	--	--
第 2 座(2A) Tower 2(2A)	22	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	23,563,000	424,505 (39,469)	--	--	--	--	--	--	--	--	--	--

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 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
第 2 座(2A) Tower 2(2A)	21	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	23,192,000	417,821 (38,848)	--	--	--	--	--	--	--	--	--	--
第 2 座(2A) Tower 2(2A)	20	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,827,000	411,245 (38,236)	--	--	--	--	--	--	--	--	--	--
第 2 座(2A) Tower 2(2A)	19	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,467,000	404,760 (37,633)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	18	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,467,000	404,760 (37,633)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	17	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,333,000	402,346 (37,409)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	16	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,200,000	399,950 (37,186)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	15	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,067,000	397,553 (36,963)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	12	B	55.507 (597) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	21,957,000	395,572 (36,779)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	23	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	23,743,000	430,986 (40,039)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	22	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	23,370,000	424,215 (39,410)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	21	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	23,001,000	417,517 (38,788)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	20	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,639,000	410,946 (38,177)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	19	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,283,000	404,484 (37,577)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	18	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,283,000	404,484 (37,577)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
第2座(2A) Tower 2(2A)	17	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,150,000	402,069 (37,352)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	16	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	22,018,000	399,673 (37,130)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	15	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	21,887,000	397,295 (36,909)	--	--	--	--	--	--	--	--	--	--
第2座(2A) Tower 2(2A)	12	C	55.090 (593) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	21,777,000	395,299 (36,723)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	28	A	88.886 (957) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	36,980,000	416,039 (38,642)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	27	A	88.886 (957) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	36,434,000	409,896 (38,071)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	26	A	88.886 (957) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	35,896,000	403,843 (37,509)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	25	A	88.886 (957) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	35,366,000	397,880 (36,955)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	23	A	88.886 (957) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	34,843,000	391,996 (36,409)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	22	A	88.886 (957) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	34,635,000	389,656 (36,191)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	29	B	39.548 (426) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : ---- (-)	<del>18,288,500</del> 16,286,000	<del>462,438</del> (42,931) 411,803 (38,230)	--	--	--	--	--	--	32.121 (346)	--	--	--
第2座(2B) Tower 2(2B)	28	B	48.776 (525) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	<del>19,835,000</del> 16,659,000	<del>406,655</del> (37,781) 341,541 (31,731)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	27	B	48.776 (525) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	<del>19,446,000</del> 16,333,000	<del>398,680</del> (37,040) 334,857 (31,110)	--	--	--	--	--	--	--	--	--	--

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 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
第2座(2B) Tower 2(2B)	26	B	48.776 (525) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	<del>49,065,000</del> 16,013,000	<del>390,868</del> -(36,314) 328,297 (30,501)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	25	B	48.776 (525) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	<del>48,692,000</del> 15,699,000	<del>383,221</del> -(35,604) 321,859 (29,903)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	23	B	48.776 (525) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	<del>48,325,000</del> 15,391,000	<del>375,697</del> -(34,905) 315,545 (29,316)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	22	B	48.776 (525) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	<del>48,180,000</del> 15,269,000	<del>372,724</del> -(34,629) 313,043 (29,084)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	21	B	48.776 (525) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	18,036,000	369,772 (34,354)	--	--	--	--	--	--	--	--	--	--
第2座(2B) Tower 2(2B)	29	E	43.549 (469) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	<del>47,353,000</del> 15,453,000	<del>398,471</del> -(37,000) 354,842 (32,949)	--	--	--	--	--	--	33.930 (365)	--	--	--

### 第三部份：其他資料

#### Part 3: Other Information

- (1) 準買家應參閱發展項目期數的售樓說明書，以了解該發展項目期數的資料。

Prospective purchasers are advised to refer to the sales brochure of the Phase of the Development for information on the Phase of 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 2 第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) **支付條款**

**Terms of Payment**

以下列出可供買方選用的 (A) 至 (C) 三項付款計劃的支付條款。

The Terms of Payment of the three types of Payment Plans (A) to (C) available for selection by the Purchaser are listed below.

(A) **如「瑜」得水 120 天現金優惠付款計劃: (照售價減 5%)**

**120-day Cash Payment Plan: (5% discount from the Price)**

1. 樓價 5% 作為臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 95% 作為樓價餘款於簽署臨時買賣合約的日期後的 120 天內支付。

Balance of 95% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

(B) **靈活即住 120 天備用按揭付款計劃: (照售價減 1%)**

**120-day Standby Mortgage Loan Payment Plan: (1% discount from the Price)**

1. 樓價 5% 作為臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 95% 作為樓價餘款於簽署臨時買賣合約的日期後的 120 天內支付。

Balance of 95% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

選用本付款計劃 (B) 的買方可以申請下述第 (4)(iii)(a) 段之「始終瑜一」80% 備用按揭貸款。

Purchasers selecting this Payment Plan (B) may make application for the “IN ONE” 80% Standby Mortgage Loan as stated in paragraph (4)(iii)(a) below.

(C) **「瑜」你所願 360 天現金優惠付款計劃: (照售價減 2%)**

**360-day Cash Payment Plan: (2% discount from the Price)**

1. 樓價 5% 作為臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 作為加付訂金於簽署臨時買賣合約的日期後的 120 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90% 作為樓價餘款於簽署臨時買賣合約的日期後的 360 天內支付。

Balance of 90% of the Purchase Price shall be paid within 360 days after the date of the preliminary agreement for sale and purchase.

注意: -

Note: -

於本第 (4)(i) 段中: -

In this paragraph (4)(i): -

- (1) 如繳付加付訂金、部份樓價或樓價餘款的到期日當日並非工作日，則該到期日將自動順延至下一個緊接的工作日。

If any due date for payment of further deposit, part payment or balance of Purchase Price falls on a day that is not a working day, such due date is postponed automatically to the immediate following working day.

- (2) 買方於簽署臨時買賣合約時，須繳付相等於樓價 5% 的金額作為臨時訂金，其中港幣 100,000 元之臨時訂金必須以銀行本票支付，抬頭請寫「的近律師行」或「Deacons」，臨時訂金餘款可以支票或本票支付，抬頭請寫「的近律師行」或「Deacons」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price of which HK\$100,000 must be paid by cashier order(s) made payable to “的近律師行” or “Deacons”, and the balance of the preliminary deposit may be paid by cheque(s) or cashier’s order(s) made payable to “的近律師行” or “Deacons”.

- (3) 如買方在簽署臨時買賣合約後，希望更改付款計劃或更改任何相關之折扣、贈品、財務優惠或利益而須更新成交紀錄冊內的記錄，買方可不早於買賣合約的日期後的 30 天但不遲於按舊及新的付款計劃下付清樓價餘款之到期日，或 (如適用) 買賣合約內訂明的發展項目期數的預計關鍵日期 (以較早者為準) 前的 30 天向如此聘用的人提出書面申請。申請批出與否，如此聘用的人有最終決定權。惟申請受下列條件限制:-

If the Purchaser, after the signing of the preliminary agreement for sale and purchase, wishes to change the Payment Plan or change any relevant discount(s), gift(s), financial advantage(s) or benefit(s) which require(s) update(s) to the entry(ies) on the Register of Transactions, the Purchasers can apply in writing to the Person so Engaged for such change not earlier than 30 days after the date of the agreement for sale and purchase but not later than 30 days before (whichever is earlier) the due date for payment of the balance of Purchase Price under the old and new payment plans, or (if applicable) the estimated material date for the Phase of the Development as specified in the agreement for sale and purchase. Whether the application is approved or not is subject to the final decision of the Person so Engaged. The application is subject to the following conditions: -

- (i) 若申請被賣方接納，買方需簽署一份由賣方代表律師為此申請而擬備的補充合約。買方並需自行承擔就此申請而衍生之所有費用、雜費及其他支出(包括但不限於印花稅 (如有)、與該補充合約有關之律師費、雜項及其他費用)；

If the Purchaser’s application is approved by the Vendor, the Purchaser shall enter into a supplemental agreement prepared by the Vendor’s Solicitors in relation to this application and shall be solely responsible for all costs, disbursements and other charges (including, but not limited to, stamp duty (if any), the legal fees, disbursements and other charges in relation to the supplemental agreement) in relation to this application;

- (ii) 若申請不獲接納，買方必須按照買賣合約完成購買該住宅物業及繳付該住宅物業的樓價全額；

If the application is rejected, the Purchaser shall complete the purchase of the residential property and shall fully pay the Purchase Price of the residential property in accordance with the agreement for sale and purchase;

- (iii) 就買方的上述申請的批核或接納，賣方及賣方代理並無給予或被視為已給予任何聲明或保證。



No representation or warranty is given, or shall be deemed to have been given by the Vendor and the Vendor's agent as to the approval or acceptance of the Purchaser's said application.

**(4)(ii) 售價獲得折扣的基礎**

**Basis on which any discount on the Price is available**

- (a) 如上述第 (4)(i) 分段所述。

As stated in sub-paragraph (4)(i) above.

- (b) 「星級現樓置業優惠」

“Elite Property Discount”

買方可獲額外售價 2% 折扣作為「星級現樓置業優惠」，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 2% discount on the Price as the “Elite Property Discount”. The “Elite Property Discount” would be deducted from the Price directly.

- (c) 「始終『瑜一』優惠」

“IN ONE Discount”

買方可獲額外售價 2% 折扣作為「始終『瑜一』優惠」，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 2% discount on the Price as the “IN ONE Discount”. The “IN ONE Discount” would be deducted from the Price directly.

- (d) 「印花稅優惠」

“Stamp Duty Discount”

買方可獲額外售價 4% 折扣作為「印花稅優惠」，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 4% discount on the Price as the “Stamp Duty Discount”. The “Stamp Duty Discount” would be deducted from the Price directly.

- (e) 「『尊屬升降機』便捷優惠」

“Exclusive Lift Discount”

買方可獲額外售價 2% 折扣作為「『尊屬升降機』便捷優惠」，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 2% discount on the Price as the “Exclusive Lift Discount”. The “Exclusive Lift Discount” would be deducted from the Price directly.

- (f) 「限時優惠」

“Time Limited Offer”

凡於 2025 年 5 月 7 日 (包括當日) 或之前簽署臨時買賣合約購買下列指明住宅物業之買方，可獲額外售價 1% 折扣作為「限時優惠」，該優惠即時在售價上作折扣扣減。

If the Purchaser enters into preliminary agreement for sale and purchase of the specified residential properties as set out below on or before 7 May 2025 (inclusive of that date), the Purchaser would be offered an extra 1% discount on the Price as the “Time Limited Offer”. The “Time Limited Offer” would be deducted from the Price directly.

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 2 座(2B) Tower 2(2B)	22, 23, 25, 26, 27, 28, 29	B
	29	E

**(4)(iii) 可就購買發展項目期數中的指明住宅物業而連帶獲得的任何贈品或財務優惠或利益**

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

- (a) 「始終瑜一」80%備用按揭貸款(只適用於第 (4)(i) 分段的付款計劃 (B))  
“IN ONE” 80% Standby Mortgage Loan (Applicable to Payment Plan (B) under sub-paragraph (4)(i))

買方可向如此聘用的人指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，物業按揭貸款申請必須在不遲於預期的貸款日前的 30 天由買方向貸款人以指定表格作出，並須由貸款人批核。物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for a first mortgage loan (the “mortgage loan”) from a lender company designated by the Person so Engaged (the “Lender”), such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan and subject to the approval of the Lender. The mortgage loan is subject to the following material terms and conditions :-

- (1) 所有物業按揭貸款的法律文件必須於貸款人指定之律師行辦理及簽署。  
All legal documents for the mortgage loan must be prepared and executed at the solicitors’ firm designated by the Lender.
- (2) 所有有關的法律文件之費用及雜費由買方負責。  
All costs and disbursements for the legal documents shall be paid by the Purchaser.
- (3) 物業按揭貸款金額最高不超過樓價 80%，還款期最長不超過 360 月。  
The maximum amount of the mortgage loan shall not exceed 80% of the Purchase Price with a maximum re-payment period of 360 months.
- (4) 物業按揭貸款及以下列方式計算的利息，須按月償還 :-  
The mortgage loan together with the interest to be calculated in the following manner shall be repaid by monthly instalments: -

- (a) 首 36 個月，利息以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率 (「最優惠利率」) 減 1.75% 計算，按利率浮動而計算；  
The interest for the first 36 months shall be calculated at a rate of 1.75% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited (the “Best Lending Rate”) from time to time, subject to the fluctuation of the interest rate;
- (b) 由第 37 個月起，利息以最優惠利率計算，按利率浮動而計算。  
From the 37<sup>th</sup> month onwards, the interest shall be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate.
- (5) 就任何物業按揭貸款之提前還款 (全數或部份)，買方須支付以下列方法計算之提前還款費 :-  
Any early repayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows paid by the Purchaser :-
- (a) 如在物業按揭貸款發放之日起計 36 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，買方不須支付提前還款費；  
If an early repayment in full or in part of the outstanding amount of the mortgage loan, interest and other payments due and owing under the loan documents is made within 36 months from the date of advance of the mortgage loan, no early prepayment fee shall be payable by the Purchaser;
- (b) 如在前分段 (a) 時間以外提前全數或部份還款，買方須支付金額相當於提前還款額之 3 個月的利息 (利率以最優惠利率按利率浮動而計算) 作為提前還款費。  
Any full or partial prepayment other than within the period mentioned in sub-clause (a) above will be subject to a payment of an early repayment fee which is equivalent to three months’ interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum early repaid by the Purchaser.
- (6) 買方須就申請物業按揭貸款支付予貸款人港幣 5,000 元作為不可退還的申請手續費。  
The Purchaser shall pay to the Lender a sum of HK\$5,000 being a non-refundable application fee for an application for mortgage loan.
- (7) 買方於決定申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠 (如有) 及物業按揭貸款批出與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全額。就物業按揭貸款之批核，賣方及賣方代理並無給予或被視為已給予任何聲明或保證。賣方及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得因為或就有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或賣方代理提出任何申索。  
The Purchaser is advised to enquire with the Lender on details before deciding to apply for the mortgage loan. All the above material terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the residential property and shall fully pay the Purchase Price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor and the Vendor’s agent as to the approval of the mortgage loan. The Vendor and the Vendor’s agent do not, and will not, involve in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Vendor’s agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.
- (8) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

- (9) 有關物業按揭貸款之批核與否及物業按揭貸款之條款及條件以貸款人之最終決定為準。

The approval of application for the mortgage loan and the terms and conditions of the mortgage loan shall be subject to the final decision of the Lender.

- (10) 為免生疑問，賣方及賣方代理均與物業按揭貸款無關，並在任何情況下無須就當中牽涉的任何事宜對買方負責。擁有人在有關住宅物業的買賣合約項下的權益不受影響。

For the avoidance of doubt, the Vendor and the Vendor's agent have nothing to do with the mortgage loan and shall in any event not be liable to the Purchaser for anything arisen therefrom. The Owner's rights under the agreement for sale and purchase of the residential property shall not be affected.

- (b) 延長欠妥之處之保養優惠

#### Extended Defect Maintenance Offer

如指明住宅物業或裝置、裝修物料及設備（定義見該指明住宅物業之臨時買賣合約及買賣合約）有指明欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，在不損害指明住宅物業之臨時買賣合約及買賣合約的原則下，買方可於該物業買賣成交日期起計的 12 個月內向如此聘用的人送達書面通知，要求如此聘用的人在合理的切實可行範圍內盡快自費作出補救。如有任何爭議，如此聘用的人有最終決定權。惟此「延長欠妥之處之保養優惠」僅屬於相關買方，並僅供買方享用。此「延長欠妥之處之保養優惠」不得轉讓，亦不可轉移，並受其他條款及條件約束。擁有人及賣方代理並沒有亦不會參與此「延長欠妥之處之保養優惠」。買方不得就有關此「延長欠妥之處之保養優惠」而向擁有人及/或賣方代理提出任何申索。

Without prejudice to the preliminary agreement for sale and purchase and the agreement for sale and purchase in respect of the specified residential property, the Purchaser may serve a written notice to the Person so Engaged, within 12 months after the date of completion of the sale and purchase of the relevant residential property, requiring the Person so Engaged at its own cost and as soon as reasonably practicable to remedy the specified defects to the specified residential property or the fittings, finishes and appliances (as defined in the preliminary agreement for sale and purchase and the agreement for sale and purchase in respect of the specified residential property) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Person so Engaged shall be final. However, this "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable, non-transferable and subject to other terms and conditions. The Owner and the Vendor's agent do not, and will not, involve in this "Extended Defect Maintenance Offer". The Purchaser shall have no claim whatsoever against the Owner and/or the Vendor's agent in relation to this "Extended Defect Maintenance Offer".

- (c) 住宅停車位認購權

#### Option to purchase a Residential Car Parking Space

購買本價單第二部分標示"\*"的住宅物業的買方可享有不可轉讓的認購期數內的一個住宅停車位的權利（「認購權」），而賣方有獨有及絕對酌情權決定住宅停車位的售價。買方須於賣方所設定之時限、方式及售價行使其認購權，否則其認購權將會自動失效，而買方將被視為自動放棄其認購權，買方並不會為此獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則，並將會容後公布。此認購權僅屬於有關買方，並僅供該買方享用。

The Purchaser, who purchases a residential property marked with "\*" in Part 2 of this Price List, shall have a non-transferable option to purchase ("option to purchase") one residential parking space in the Phase at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase one residential parking space within the time limit, in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically.

and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The residential parking space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

(d) 提早 120 天成交回贈 (只適用於第 (4)(i) 分段的付款計劃 (C))

Early Completion Cash Rebate (Applicable to Payment Plan (C) under sub-paragraph (4)(i))

(1) 如買方提前於買賣合約訂明的成交日之前成交，可獲賣方根據以下列表格計算的「提早 120 天成交回贈」:-

Where the Purchaser completes the sale and purchase earlier than the completion date as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an “Early Completion Cash Rebate” payable by the Vendor in the amount as set out in the table below: -

提早 120 天成交回贈列表

Table of Early Completion Cash Rebate

付清樓價餘款日期 Date of settlement of the balance of the Purchase Price	提早 120 天成交回贈金額 Early Completion Cash Rebate Amount
臨時買賣合約日期後 120 日內 Within 120 days after the date of the preliminary agreement for sale and purchase	樓價 2% 2% of Purchase Price

(2) 買方須於擬定提前完成該物業的買賣成交日前最少 60 日，以書面通知賣方向賣方申請「提早 120 天成交回贈」，賣方於收到申請並確認有關資料無誤後，「提早 120 天成交回贈」將直接用作支付買方應繳付之部份樓價餘款。

The Purchaser shall apply to the Vendor in writing for the “Early Completion Cash Rebate” at least 60 days before the proposed date of early completion of the sale and purchase of the Property. After the Vendor has received such application and duly verified the information, the Vendor will apply the “Early Completion Cash Rebate” directly as part payment of the balance of the Purchase Price payable by the Purchaser.

(3) 買方需簽署一份由賣方代表律師為此項申請而擬備的補充合約。

The Purchaser shall enter into a supplemental agreement prepared by the Vendor’s Solicitors in relation to this application.

(4) 買方須自行承擔就「提早 120 天成交回贈」而衍生之所有費用、雜費及其他支出 (包括但不限於印花稅 (如有) 和該補充合約有關之律師費、雜費及其他支出)。

The Purchaser shall be solely responsible for all costs, disbursements and other charges (including, but not limited to, stamp duty (if any), the legal fees, disbursements and other charges in relation to the supplemental agreement) arising from this “Early Completion Cash Rebate”.

**(4)(iv) 誰人負責支付買賣該發展項目期數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 Phase of the Development**

- 如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買住宅物業的一切法律文件，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 (不包括一切雜費及開支)。

If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase of the residential property, the Vendor agrees to bear the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.

- 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

- 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅 (包括但不限於根據《印花稅條例》(第 117 章) 可予徵收的從價印花稅、額外印花稅、買家印花稅及所有附加印花稅，以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)、登記費及其他雜費及支出。

All stamp duty (including, but not limited to, the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

**(4)(v) 買方須為就買賣該發展項目期數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 Phase of the Development**

有關預備發展項目之主公契及管理協議及發展項目期數之副公契及管理協議 (統稱「公契」) 及附於公契之圖則的費用的適當分攤、該指明住宅物業交易之業權文件認證副本的費用、附於買賣合約及轉讓契之圖則的圖則費，以及該指明住宅物業的任何補充合約 (如有)、按揭 (如有) 及任何其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Principal Deed of Mutual Covenant and Management Agreement in respect of the Development and the Sub-Deed of Mutual Covenant and Management Agreement in respect of the Phase of the Development (collectively "DMC") and the plans to be annexed to the DMC, the costs for preparing the certified copies of title deeds and documents of that specified residential property, the fees for plans to be annexed to the agreement for sale and purchase and the assignment, and all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

注意 :-

Note :-

於本第 (4) 段中 :-

In this paragraph (4) :-

- (I) 「售價」是指在此價單上第二部份所指的住宅物業的售價；

“Price” means the price of the residential property as stated in Part 2 of this Price List;

- (II) 「樓價」是指因應相關付款計劃及/或適用折扣(如有) 按售價計算得出的住宅物業的價格，即於臨時買賣合約中所訂明的住宅物業的實際售價；  
“Purchase Price” means the price of the residential property after applying the relevant Payment Plan and/or applicable discount(s) (if any) on the Price, being the actual price for the residential property as stated in the preliminary agreement for sale and purchase;
- (III) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章) 釋義，指並非以下日子的日子 –  
(a) 公眾假日或星期六；或  
(b) 《釋義及通則條例》(第 1 章) 第 71(2) 條所界定的黑色暴雨警告日或烈風警告日；  
“working day” as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not -  
(a) A general holiday or a Saturday; or  
(b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1);
- (IV) 樓價向下捨入計至百位數；  
The Purchase Price shall be rounded down to the nearest hundred dollars;
- (V) 「擁有人」指香港鐵路有限公司，即發展項目期數的法律上的擁有人或實益擁有人；  
“Owner” means MTR Corporation Limited (i.e. the legal or beneficial owner of the Phase of the Development);
- (VI) 「如此聘用的人」指堡雅有限公司，即擁有人聘用以統籌和監管發展項目期數的設計、規劃、建造、裝置、完成及銷售的過程的人士；  
The “Person so Engaged” means Grace Castle Corporation Limited (i.e. the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase of the Development);
- (VII) 「賣方」是上述「擁有人」及「如此聘用的人」的統稱。  
The “Owner” and “Person so Engaged” mentioned above are collectively referred to as the “Vendor”.
- (5) 賣方已委任地產代理在發展項目期數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 Phase of the Development :-  
  
賣方委任的代理 :-  
Agent appointed by the Vendor :-  
  
華懋物業代理有限公司  
Chinachem Real Estate Agency Limited  
  
華懋物業代理有限公司委任的次代理 :-  
Sub-agents appointed by Chinachem Real Estate Agency Limited :-

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業 (地產代理) 有限公司 / 世紀 21 集團有限公司及旗下特許經營商 / 香港 (國際) 地產商會有限公司 / 香港地產代理商總會有限公司 / 太陽物業香港代理有限公司 / 迎富地產代理有限公司 / 第一太平戴維斯(香港)有限公司 / 搜房(香港)集團有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Group Limited and Franchisees / Hong Kong (International) Realty Association Limited / Hong Kong Real Estate Agencies General Association Limited / Sunrise Property HK Agency Limited / Easywin Property Agency Limited / Savills (Hong Kong) Limited / SouFun (Hong Kong) Group Limited

請注意：任何人可委任任何地產代理在購買該發展項目期數中的任何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 Phase of the Development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目期數指定的互聯網網站的網址為: <https://www.inone.com.hk/phaseIA>

The address of the website designated by the Vendor for the Phase of the Development is: <https://www.inone.com.hk/phaseIA>