

第一部份：基本資料

Part 1: Basic Information

| | | | |
|---|------------------------------|-----------------------------|----|
| 發展項目名稱 Name of Development | 朗日峰 FLORA | 期數(如有) Phase No.(if any) | -- |
| 發展項目位置 Location of Development | 大棠路111號 111 Tai Tong Road | | |
| 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) | | 82 | |

| 印製日期 Date of Printing | 價單編號 Number of Price List |
|--------------------------|------------------------------|
| 8 July 2025 | 1 |

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 price of residential properties |
|--------------------------|---|---|
| | | 價錢 Price |

第二部份：面積及售價資料 Part 2: Information on Area and Price

| 物業的描述 Description of Residential Property | | | 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 售價 (元) Price (\$) | 實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.) | 其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) | | | | | | | | | | |
|--|-------------|------------|--|----------------------------|---|--|--------------|----------------------|------------|------------------|---------------|------------|----|----|----|----|
| | | | | | | 平方米(平方呎) sq. metre (sq. ft.) | | | | | | | | | | |
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard | | | | |
| 朗日峰 FLORA | 15 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,907,000 | 190,157 (17,651) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 15 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,794,000 | 168,808 (15,702) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 15 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 6,220,000 | 164,668 (15,283) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 12 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,869,000 | 188,684 (17,514) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 12 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,696,000 | 165,953 (15,436) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 12 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 6,115,000 | 161,888 (15,025) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 10 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,793,000 | 185,739 (17,241) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 10 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,395,000 | 157,183 (14,621) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| 朗日峰 FLORA | 10 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,856,000 | 155,031 (14,388) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 9 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,755,000 | 184,267 (17,104) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 9 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,312,000 | 154,765 (14,396) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 9 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,756,000 | 152,384 (14,143) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 8 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,717,000 | 182,794 (16,968) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 8 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,264,000 | 153,367 (14,266) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 8 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,656,000 | 149,737 (13,897) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 7 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,640,000 | 179,810 (16,691) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述 Description of Residential Property | | | 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 售價 (元) Price (\$) | 實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.) | 其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.) | | | | | | | | | | |
|--|-------------|------------|--|-------------------------|---|---|------------------|-----------------|-----------------|--------------|----------------------|------------|------------------|---------------|------------|----|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard | |
| 朗日峰 FLORA | 7 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,168,000 | 150,570 (14,005) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 7 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,556,000 | 147,089 (13,651) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 6 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,602,000 | 178,338 (16,554) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 6 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,120,000 | 149,171 (13,875) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 6 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,456,000 | 144,442 (13,405) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 5 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,564,000 | 176,865 (16,417) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 5 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,072,000 | 147,773 (13,745) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 5 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,356,000 | 141,794 (13,160) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 Cock-loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair-hood | 前庭 Terrace | 庭院 Yard |
| 朗日峰 FLORA | 3 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,526,000 | 175,392 (16,281) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 3 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,024,000 | 146,374 (13,615) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 3 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,256,000 | 139,147 (12,914) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 2 | C | 25.805 (278) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,487,800 | 173,912 (16,143) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 2 | F | 34.323 (369) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 4,975,600 | 144,964 (13,484) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 朗日峰 FLORA | 2 | G | 37.773 (407) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16) | 5,156,200 | 136,505 (12,669) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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，以了解發展項目的資料。

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，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) 註：於本第(4)段中：

(a) 「售價」指本價單第二部份中所列表之住宅物業的售價。而「樓價」指臨時買賣合約中訂明的住宅物業的實際金額，因應不同支付條款及/或折扣按售價計算得出之價目，皆以進位到最接近的百位數作為樓價。

(b) 買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 (或有關指明住宅物業適用的銷售安排可能指明的較高金額) 之部分臨時訂金必須以銀行本票支付 (除非賣方另外同意)，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「國浩律師(香港)事務所」或「Grandall Zimmern Law Firm」。

Notes: In this paragraph (4):

(a) "Price" means the price of the residential property set out in Part 2 of this Price List, and "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest hundred to determine the Purchase Price.

(b) Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) being part of the preliminary deposit must be paid by cashier order(s) (unless the Vendor agrees otherwise) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Grandall Zimmern Law Firm" or "國浩律師(香港)事務所".

(4) (i) **支付條款 Terms of Payment:**

(A) **120天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 6%) (6% discount from Price)**

- 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 95% (樓價餘額)於簽署臨時買賣合約後 120 天內支付。
95% of Purchase Price (balance of Purchase Price) to be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) **90 天「輕鬆置業」一按貸款現金優惠付款計劃 90-day "Easy Purchase" First Mortgage Cash Payment Plan (照售價減 2%) (2% discount from Price)**

- 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 95% (樓價餘額)於簽署臨時買賣合約後 90 天內支付。
95% of Purchase Price (balance of Purchase Price) to be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(C) **240 天現金優惠付款計劃 240-day Cash Payment Plan (照售價減 4%) (4% discount from Price)**

- 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5% (加付訂金) 於簽署臨時買賣合約後 120 天內支付。
5% of Purchase Price (further deposit) to be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 90% (樓價餘額)於簽署臨時買賣合約後 240 天內支付。
90% of Purchase Price (balance of Purchase Price) to be paid within 240 days after signing of the Preliminary Agreement for Sale and Purchase.

*受制於合約，如買方選擇支付條款(C)並提前於下述日期或之前及於買賣合約訂明的成交日之前按買賣合約條款完成交易及付清樓價和其他款項，買方可根據以下列表獲賣方送出現金回贈（「現金回贈」）優惠，惟買方必須於付清樓價之前不少於 30 天以書面通知賣方買方將會完成交易及付清樓價餘額。賣方會將現金回贈直接用於支付相關住宅物業部份的樓價額餘款或以賣方認為合適的其他方式支付予買方。

Subject to contract, if the Purchaser who chooses Terms of Payment (C) completes the sales and purchase and pays the Purchase Price and other payments in accordance with the terms and conditions of the agreement for sale and purchase on or before the below specified date and in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate ("Cash Rebate") to be offered by the Vendor according to the table below provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will pay the balance of the Purchase Price in full not less than 30 days before the date of completion and full payment of purchase price. The Vendor will apply directly the Cash Rebate for part payment of the balance of Purchase Price of the relevant residential property or provide the Cash Rebate to the Purchaser by such other means as the Vendor considers appropriate.

| 完成交易及付清樓價和其他款項之日期 Date of completion and full payment of the Purchase Price and other payments | 現金回贈金額 Amount of cash rebate |
|---|--|
| 簽署臨時買賣合約的日期後 120 日內 Within 120 days after the date of signing of the Preliminary Agreement for Sale and Purchase | 樓價 2% 2% of the Purchase Price |
| 簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the Preliminary Agreement for Sale and Purchase | 樓價 1% 1% of the Purchase Price |

(4) (ii) **售價獲得折扣的基礎**

The basis on which any discount on the Price is available

(a) 請參閱(4)(i) Please refer to (4)(i)

(b) **「昇華載譽」優惠 "Essence of Natural.Polis" Benefit**

買方可獲額外 2% 售價折扣優惠作為「昇華載譽」優惠。

An extra 2% discount from the Price would be offered to the Purchasers as the "Essence of Natural.Polis" Benefit.

(c) **「雙城四區機遇」優惠 "Two Cities, Four Zones" Discount**

買方可獲額外 2% 售價折扣優惠作為「雙城四區機遇」優惠。

An extra 2% discount from the Price would be offered to the Purchasers as the "Two Cities, Four Zones" Benefit.

(d) **「元朗市中心黃金圈」優惠 "Yuen Long Town Center" Benefit**

買方可獲額外 2% 售價折扣優惠作為「元朗市中心黃金圈」優惠。

An extra 2% discount from the Price would be offered to the Purchasers as the "Yuen Long Town Center" Benefit.

(e) **「元朗南城中森」優惠 "Yuen Long South Natural Polis" Benefit**

買方可獲額外 2% 售價折扣優惠作為「元朗南城中森」優惠。

An extra 2% discount from the Price would be offered to the Purchasers as the "Yuen Long South Natural Polis" Benefit.

(f) **「Kerry Homes 會員」優惠 "Kerry Homes Member" Benefit**

買家如屬 Kerry Homes 會員，可獲額外 1% 售價折扣優惠。

An extra 1% discount from the Price would be offered to Purchasers who are "Kerry Homes Members".

(g) **「早鳥」優惠 "Early Bird" Benefit**

買方可獲額外 3% 售價折扣優惠作為「早鳥」優惠。

An extra 3% discount from the Price would be offered to the Purchasers as the "Early Bird" Benefit.

(h) **嘉里集團之合資格人士 Qualified persons of Kerry Group**

如買方屬或包括任何「嘉里集團合資格人士」，並在沒有委任地產代理之情況下，該買方可獲相等於有關物業在扣除所有適用折扣優惠（如有）後的價目的 3% 之折扣優惠。該優惠並即時在該價目上扣減。

「嘉里集團合資格人士」包括下列公司或其在香港註冊成立之全資附屬公司之董事、員工及其家人*：

- (I) 嘉里建設有限公司；或
- (II) 嘉里控股有限公司；或
- (III) 嘉里貿易有限公司；或
- (IV) 香格里拉(亞洲)有限公司；或
- (V) 嘉里物流聯網有限公司。

*「家人」指根據《一手住宅物業銷售條例》(第621章)釋義為配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

If the Purchaser is or includes any Qualified Person of Kerry Group, provided that no estate agent has been appointed, such Purchaser shall be entitled to a discount offered which is equivalent to 3% of the price of relevant property(ies) (after deduction of all applicable discounts (if any). The benefit will be deducted from that price directly.

“Qualified Person of Kerry Group” includes the directors, members of staff and immediate family member* of such directors and employees of the following companies or its wholly owned subsidiaries incorporated in Hong Kong:

- (I) Kerry Properties Limited; or
- (II) Kerry Holdings Limited; or
- (III) Kerry Trading Co. Limited; or
- (IV) Shangri-la Asia Limited; or
- (V) Kerry Logistics Network Limited.

* “Immediate family member” means the spouse, parent, child, sibling, grandparent or grandchild of an individual as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

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

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

(a) 請參閱(4)(ii) Please refer to (4)(ii)

(b) 第一按揭貸款 (此安排只適用於選擇支付條款 (B) 90 天「輕鬆置業」一按貸款現金優惠付款計劃之買方。)

First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (B) 90-day “Easy Purchase” First Mortgage Cash Payment Plan.)

買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之第一承按人」）申請最高達樓價之 85%之第一按揭貸款（「第一按揭貸款」）。第一按揭貸款及其申請受以下條件規限：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage loan with a maximum loan amount equivalent to 85% of the Purchase Price (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions:

1) 第一按揭貸款不得超過住宅物業樓價或公開市場價值的 85%（以較低者為準）。

The First Mortgage Loan shall not exceed 85% of the Purchase Price or the open market value of the residential property, whichever is lower.

2) 買方必須於付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。

The Purchaser shall apply to the Referred First Mortgagee for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Purchase Price.

3) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。

The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

4) 買方須以所購之發展項目的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Development purchased by the Purchaser.

5) 第一按揭貸款年期最長為 25 年。

The maximum tenor of the First Mortgage Loan shall be 25 years.

6) 第一按揭貸款年期的第一年之按揭年利率以 4.75% 計算，第二年之按揭年利率以 5.75% 計算。第一按揭貸款年期的第三年及其後之年利率以最優惠利率 (P) 加 1.75% (P+1.75%) 計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 6%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦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。

The interest rate of the First Mortgage Loan shall be 4.75% per annum for the first year and 5.75% per annum for the second year. The interest rate of the First Mortgage Loan shall be Prime Rate (P) plus 1.75% (P+1.75%) for the third year and thereafter. P shall be the rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 6% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. 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.

7) 第一按揭貸款首兩年只需償還利息，不需償還本金，第三年開始需要月供償還本金及利息。

Only interest payment of the First Mortgage Loan is required and no repayment of the principal of the First Mortgage Loan is required for the first 2 years. The monthly instalment and interest shall be accrued starting from the third year.

8) 第一按揭貸款及其相關擔保（如要）之文件必須由介紹之第一承按人指定之律師行辦理，且買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

9) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。

The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.

10) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件之權利。

The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

11) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承接人之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方提出任何申索。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, 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 or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Purchase Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage 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

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有關購買的所有法律文件，買方不需支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式買賣合約及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 Purchaser shall not be required to bear the legal costs 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, the Vendor and the Purchaser shall each pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(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：補充協議、有關批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他雜費等等，均由買方負責，一切就買賣該項目中的指明住宅物業的有關按揭及其他雜費均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certification fee for Land Grant, 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 related to the sale and purchase of a specified residential property in the development.

(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:

Agents appointed by the vendor:

嘉里物業代理有限公司 Kerry Real Estate Agency Limited

嘉里物業代理有限公司委任的次代理:

Sub-Agents appointed by Kerry Real Estate Agency Limited

28置業卓越代理有限公司 28 Property Excellence Agency Company Limited

中原地產代理有限公司 Centaline Property Agency Limited

世紀21集團有限公司及特許經營商 Century 21 Group Limited and Franchisees

華龍國際顧問有限公司 China Dragon International Consultancy Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

迎富地產代理有限公司 Easywin Property Agency Limited
晉聯地產(太子)有限公司 Elite Union Property (Prince Edward) Limited
第一中國策劃有限公司 First China Consulting Limited
香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited & chartered members
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Ltd.
香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association Limited & chartered members
領高地產代理有限公司 Leading Properties Agency Limited
祥益地產代理有限公司 Many Wells Property Agent Limited
美聯物業代理有限公司 Midland Realty International Limited
PSK Group Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
搜房(香港)集團有限公司 SouFun (Hong Kong) Group Limited
洗氏集團有限公司(營業名稱：建富物業) Sin's Group Limited (Business Name: Kin Fu Realty)
天置物業代理有限公司 Tin Chi 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.theflora.hk

The address of the website designated by the vendor for the Development is: www.theflora.hk