

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	OASIS KAI TAK	期數（如有） Phase No.(if any)	-
發展項目位置 Location of Development	沐寧街 10 號 10 Muk Ning Street		
發展項目中的住宅物業的總數 The total number of residential properties in the development	648		

印製日期 Date of Printing	價單編號 Number of Price List
11 May 2018	6

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
19 July 2018	6A	✓
28 July 2018	6B	-
02 August 2018	6C	✓
28 August 2018	6D	✓
27 September 2018	6E	-
28 October 2018	6F	-
26 November 2018	6G	-
28 December 2018	6H	-
12 February 2019	6I	-
27 March 2019	6J	-
28 May 2019	6K	-
05 June 2019	6L	✓
15 August 2019	6M	-
23 August 2019	6N	-
29 November 2019	6O	-
28 May 2020	6P	-
24 October 2020	6Q	-
24 November 2020	6R	-
8 December 2020	6S	-
24 May 2021	6T	-
22 September 2021	6U	-
18 October 2021	6V	-

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
15 November 2021	6W	-
24 November 2021	6X	-
31 May 2022	6Y	-
27 November 2022	6Z	-
5 June 2023	6ZA	-
26 September 2023	6ZB	-
3 October 2023	6ZC	-
13 October 2023	6ZD	-
6 November 2023	6ZE	-
14 December 2023	6ZF	-
2 February 2024	6ZG	-

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
Tower 1 第1座	35	A#	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	27,982,000	377,926 (35,109)	--	--	--	--	--	--	--	--	--	--
	30	A#	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	27,430,000	370,470 (34,417)	--	--	--	--	--	--	--	--	--	--
	29	A#	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	27,293,000 33,078,000	368,620 (34,245) 446,752 (41,503)	--	--	--	--	--	--	--	--	--	--
	23	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	26,489,000	357,761 (33,236)	--	--	--	--	--	--	--	--	--	--
	22	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	26,358,000	355,992 (33,072)	--	--	--	--	--	--	--	--	--	--
	21	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	26,227,000 31,494,000	354,223 (32,907) 425,359 (39,516)	--	--	--	--	--	--	--	--	--	--
	17	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	25,581,000	345,498 (32,097)	--	--	--	--	--	--	--	--	--	--
	16	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	25,454,000	343,782 (31,937)	--	--	--	--	--	--	--	--	--	--
	15	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	25,077,000 29,509,000	338,694 (31,464) 398,549 (37,025)	--	--	--	--	--	--	--	--	--	--
	9	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	24,582,000	332,005 (30,843)	--	--	--	--	--	--	--	--	--	--
	8	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	24,506,000	330,979 (30,748)	--	--	--	--	--	--	--	--	--	--
	7	A	74.041 (797) 露台 Balcony : 2.527 (27) 工作平台 Utility Platform : 0.000 (0)	24,218,000	327,089 (30,386)	--	--	--	--	--	--	--	--	--	--

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, 每平方米呎) 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
Tower 1 第1座	36	B@	64.856 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	22,517,000 25,656,000	347,185 (32,259) 395,584 (36,756)	--	--	--	--	--	--	--	--	--	--
	35	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	22,405,000	345,378 (32,099)	--	--	--	--	--	--	--	--	--	--
	33	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	22,293,000 25,517,000	343,651 (31,938) 393,350 (36,557)	--	--	--	--	--	--	--	--	--	--
	30	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	21,962,000	338,549 (31,464)	--	--	--	--	--	--	--	--	--	--
	29	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	21,852,000 24,944,000	336,853 (31,307) 384,517 (35,736)	--	--	--	--	--	--	--	--	--	--
	23	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	21,210,000	326,957 (30,387)	--	--	--	--	--	--	--	--	--	--
	22	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	21,104,000	325,323 (30,235)	--	--	--	--	--	--	--	--	--	--
	21	B@	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	20,999,000 23,475,000 24,443,000	323,704 (30,085) 361,872 (33,632) 376,794 (35,019)	--	--	--	--	--	--	--	--	--	--
	17	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	20,482,000	315,734 (29,344)	--	--	--	--	--	--	--	--	--	--
	16	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	20,381,000	314,177 (29,199)	--	--	--	--	--	--	--	--	--	--

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 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
Tower 1 第1座	15	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	20,278,000	312,590 (29,052)	--	--	--	--	--	--	--	--	--	--
	9	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	19,878,000	306,424 (28,479)	--	--	--	--	--	--	--	--	--	--
	8	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	19,817,000	305,483 (28,391)	--	--	--	--	--	--	--	--	--	--
	7	B	64.871 (698) 露台 Balcony : 2.476 (27) 工作平台 Utility Platform : 0.000 (0)	19,583,000	301,876 (28,056)	--	--	--	--	--	--	--	--	--	--
	36	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	9,012,000 10,488,000	329,410 -(30,653) 383,361 (35,673)	--	--	--	--	--	--	--	--	--	--
	35	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,985,000	328,423 (30,561)	--	--	--	--	--	--	--	--	--	--
	30	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,875,000 10,371,000	324,402 -(30,187) 379,085 (35,276)	--	--	--	--	--	--	--	--	--	--
	29	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,847,000	323,379 (30,092)	--	--	--	--	--	--	--	--	--	--
	25	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,703,000 10,058,000	318,115 -(29,602) 367,644 (34,211)	--	--	--	--	--	--	--	--	--	--
	23	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,690,000	317,640 (29,558)	--	--	--	--	--	--	--	--	--	--
	22	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,681,000	317,311 (29,527)	--	--	--	--	--	--	--	--	--	--

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, 每平方米呎) 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 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
Tower 1 第1座	21	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,671,000 10,196,000	316,946 (29,493) 372,688 (34,680)	--	--	--	--	--	--	--	--	--	--
	17	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,584,000	313,766 (29,197)	--	--	--	--	--	--	--	--	--	--
	16	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,573,000	313,364 (29,160)	--	--	--	--	--	--	--	--	--	--
	15	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,565,000 10,079,000	313,071 (29,133) 368,411 (34,282)	--	--	--	--	--	--	--	--	--	--
	9	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,523,000	311,536 (28,990)	--	--	--	--	--	--	--	--	--	--
	8	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,514,000 9,903,000	311,207 (28,959) 361,978 (33,684)	--	--	--	--	--	--	--	--	--	--
	7	C	27.358 (294) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,472,000	309,672 (28,816)	--	--	--	--	--	--	--	--	--	--
	36	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,423,000 17,085,000	319,538 (29,677) 378,514 (35,154)	--	--	--	--	--	--	--	--	--	--
	35	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,366,000	318,275 (29,560)	--	--	--	--	--	--	--	--	--	--
	30	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,138,000 16,627,000	313,224 (29,091) 368,367 (34,212)	--	--	--	--	--	--	--	--	--	--

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
Tower 1 第1座	29	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,082,000	311,984 (28,975)	--	--	--	--	--	--	--	--	--	--
	25	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,804,000 16,050,000	305,824 355,584 (33,025)	--	--	--	--	--	--	--	--	--	--
	23	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,749,000	304,606 (28,290)	--	--	--	--	--	--	--	--	--	--
	22	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,720,000	303,963 (28,230)	--	--	--	--	--	--	--	--	--	--
	21	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,691,000 16,326,000	303,321 361,699 (33,593)	--	--	--	--	--	--	--	--	--	--
	17	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,522,000	299,577 (27,823)	--	--	--	--	--	--	--	--	--	--
	16	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,492,000	298,912 (27,761)	--	--	--	--	--	--	--	--	--	--
	15	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,464,000 15,997,000	298,292 354,410 (32,916)	--	--	--	--	--	--	--	--	--	--
	9	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,348,000	295,722 (27,465)	--	--	--	--	--	--	--	--	--	--
	8	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,320,000	295,102 (27,407)	--	--	--	--	--	--	--	--	--	--
	7	D	45.137 (486) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,238,000 15,600,000	293,285 345,614 (32,099)	--	--	--	--	--	--	--	--	--	--

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, 每平方米呎) 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 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
Tower 1 第1座	36	E	33.466 (360) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	11,229,000 13,075,000	335,535 (31,192) 390,695 (36,319)	--	--	--	--	--	--	--	--	--	--
	32	E	33.455 (360) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	11,117,000	332,297 (30,881)	--	--	--	--	--	--	--	--	--	--
	23	E	33.455 (360) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,849,000 12,722,000	324,286 (30,136) 380,272 (35,339)	--	--	--	--	--	--	--	--	--	--
	16	E	33.455 (360) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,784,000	322,343 (29,956)	--	--	--	--	--	--	--	--	--	--
	9	E	33.455 (360) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,731,000	320,759 (29,808)	--	--	--	--	--	--	--	--	--	--
Tower 2 第2座	35	A	45.873 (494) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,115,000 20,187,000	351,296 (32,621) 440,063 (40,864)	--	--	--	--	--	--	--	--	--	--
	25	A	45.873 (494) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,512,000	338,151 (31,401)	--	--	--	--	--	--	--	--	--	--
	11	A	45.873 (494) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,115,000	329,497 (30,597)	--	--	--	--	--	--	--	--	--	--
	6	A	45.873 (494) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,809,000 17,808,000	322,826 (29,978) 388,202 (36,049)	--	--	--	--	--	--	--	--	--	--
	35	B	50.763 (546) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,759,000	369,541 (34,357)	--	--	--	--	--	--	--	--	--	--

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
Tower 2 第2座	32	B@	50.763 (546) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,573,000 22,032,000	365,877 (34,016) 434,017 (40,352)	--	--	--	--	--	--	--	--	--	--
	27	B	50.763 (546) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,026,000	355,101 (33,015)	--	--	--	--	--	--	--	--	--	--
	12	B	50.763 (546) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	17,468,000	344,109 (31,993)	--	--	--	--	--	--	--	--	--	--
	7	B	50.763 (546) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	17,032,000 19,665,000	335,520 (31,194) 387,388 (36,016)	--	--	--	--	--	--	--	--	--	--
	3	B	27.206 (293) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,297,000 9,656,000	304,969 (28,317) 354,922 (32,956)	--	--	--	--	--	--	--	--	--	--
	35	D	51.768 (557) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,198,000	312,896 (29,081)	--	--	--	--	--	--	--	--	--	--
	30	D	51.768 (557) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,942,000 19,167,000	307,951 (28,621) 370,248 (34,411)	--	--	--	--	--	--	--	--	--	--
	26	D	51.768 (557) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,627,000	301,866 (28,056)	--	--	--	--	--	--	--	--	--	--
	22	D	51.768 (557) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,497,000 18,120,000	299,355 (27,822) 350,023 (32,531)	--	--	--	--	--	--	--	--	--	--
	12	D	51.768 (557) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,292,000	295,395 (27,454)	--	--	--	--	--	--	--	--	--	--

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 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
Tower 2 第2座	6	D	51.768 (557) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,111,000 18,219,000	291,898 (27,129) 351,936 (32,709)	--	--	--	--	--	--	--	--	--	--
	35	E	41.894 (451) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,834,000	306,345 (28,457)	--	--	--	--	--	--	--	--	--	--
	31	E	41.894 (451) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,706,000	303,289 (28,173)	--	--	--	--	--	--	--	--	--	--
	28	E	41.894 (451) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,555,000 15,366,000	299,685 (27,838) 366,783 (34,071)	--	--	--	--	--	--	--	--	--	--
	18	E	41.894 (451) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,110,000	289,063 (26,851)	--	--	--	--	--	--	--	--	--	--
	9	E	41.894 (451) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	11,860,000	283,095 (26,297)	--	--	--	--	--	--	--	--	--	--

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：在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』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千位數作為成交金額。
Note: In paragraph (4), “Price” means the price of the residential property set out in Part 2 of this price list, and “transaction 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 thousand to determine the transaction price.
買方於簽署臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。
Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit which is equivalent to 5% of the transaction price. HK\$100,000 being part of the Preliminary Deposit must be paid by cashier order 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 “BAKER & MCKENZIE”.
- 支付條款 Terms of Payment
- (A) (並無此編號之支付條款)
(No Terms of Payment of such numbering)
- (B) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價) (the Price)
- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary Agreement for Sale and Purchase (“PASP”). The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
- (2) 買方簽署正式合約時再付成交金額 5%作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) upon signing of the ASP.
- (3) 成交金額 90%即成交金額之餘款於買方簽署臨時合約後 90 天內由買方繳付。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
- (B1) (並無此編號之支付條款)
(No Terms of Payment of such numbering)
- (B2) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(B3) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(B4) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(B5) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(B6) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(C) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(C1) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(D) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(E) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(F) 置優越 1088 付款計劃 SMART Priority 1088 Payment Plan (照售價) (the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
- (2) 成交金額 5%於買方簽署臨時合約日期後第 30 天當日或之前由買方繳付作為加付訂金。
5% of the transaction price shall be paid by the Purchaser(s) on or before the 30th day after the date of signing of the PASP as further deposit.
- (3) 成交金額 90%即成交金額之餘款於簽署臨時合約日期後第 1088 天當日(「成交日期」)或之前由買方繳付。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) on or before the 1088th day after the date of signing of the PASP (the "Completion Date").

(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is made available

- (a) 見 4(i)。
See 4(i).
- (b) **「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member**
在簽署臨時買賣合約當日，買方如屬「Club Wheelock」會員，可獲 1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員，方可享此折扣優惠。
A 1% discount from the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.
- (c) **「Wheelock Living」臉書頁面讚好優惠 “Wheelock Living” Facebook Page Likers’ Discount**
凡於簽署臨時買賣合約前讚好“Wheelock Living” 臉書頁面的買家，可獲 0.5%售價折扣優惠。
A 0.5% discount from the Price would be offered to a Purchaser who has liked the "Wheelock Living" Facebook Page before signing the Preliminary Agreement for Sale and Purchase to purchase a residential property listed in this price list.
- (d) **印花稅優惠 Stamp Duty Discount**
買方購買本價單中所列之住宅物業可獲 8.5%售價折扣優惠。
A 8.5% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (e) **限時折扣優惠 Limited Time Benefit Discount**
凡於 2024 年 3 月 31 日(包括當日)或之前簽署臨時買賣合約購買本價單中所列之住宅物業的買家，可獲 0.5%售價折扣優惠。
A 0.5% discount from the Price would be offered to a Purchaser who signs the Preliminary Agreement for Sale and Purchase on or before 31 March 2024 to purchase a residential property listed in this price list.

(f) **假日樂繽紛優惠 Vacation Fun Discount**

(只適用於2024年3月31日當日或之前簽署臨時買賣合約之買賣) (Only applicable to a transaction the Preliminary Agreement for Sale and Purchase of which is signed on or before 31 March 2024)

在簽署臨時買賣合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。於簽署臨時買賣合約當日，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員，方可享此折扣優惠。

A 1% discount on the price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount.

(g) **啟德新里程優惠 Kai Tak on the Move Discount**

(只適用於2024年3月31日當日或之前簽署臨時買賣合約之買賣) (Only applicable to a transaction the Preliminary Agreement for Sale and Purchase of which is signed on or before 31 March 2024)

買方購買本價單中所列之住宅物業可獲3%售價折扣優惠。

A 3% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(h) **會德豐有限公司員工置業優惠 Wheelock and Company Limited Home Purchasing Discount**

如買方(或構成買方之任何人士)屬任何「會德豐合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲2.75%售價折扣優惠。

If the Purchaser (or any person comprising the Purchaser) is a “Qualified Person of Wheelock Group”, provided that the Purchaser did not appoint any estate agent to act for him in the purchase of the residential property(ies), a 2.75% discount from the Price would be offered.

「會德豐合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親(任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關係，且賣方對是否存在近親關係保留最終決定權)：

“Qualified Person of Wheelock Group” means any director or employee (and his/her close family member (a spouse, parent, grant parent, child, grand child or sibling of a person is a “close family member” of that person Provided That the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of the following companies or any of its subsidiaries incorporated in Hong Kong :

1. 會德豐有限公司 Wheelock and Company Limited 或 or;
2. 會德豐地產有限公司 Wheelock Properties Limited 或 or;
3. 會德豐地產(香港)有限公司 Wheelock Properties (HK) Limited 或 or;
4. 九龍倉集團有限公司 The Wharf (Holdings) Limited 或 or;
5. 九龍倉置業地產投資有限公司 Wharf Real Estate Investment Company Limited 或 or;
6. 夏利文物業管理有限公司 Harriman Property Management Limited 或 or;
7. 海港企業有限公司 Harbour Centre Development Limited 或 or;
8. 現代貨箱碼頭有限公司 Modern Terminals Limited.

買方在簽署有關的臨時買賣合約前須即場提供令賣方滿意的證據證明其為會德豐集團合資格人士，賣方就相關買方是否會德豐集團合資格人士有最終決定權，而賣方之決定為最終及對買方具有約束力。

The Purchaser shall before signing of the relevant preliminary agreement for sale and purchase on the spot provide evidence for proof of being a Qualified Person of Wheelock Group to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchaser.

(i) **家俱升級優惠 Furniture Support Discount**

(只適用於第1座8樓C單位及第2座6樓A單位之買家) (Only applicable to the Purchaser of Unit C of 8/F of Tower 1 and Unit A of 6/F of Tower 2)

(a) 第1座8樓C單位的買方可獲額外5%售價折扣優惠。

A 5% discount from the Price would be offered to the Purchaser of Unit C of 8/F of Tower 1.

(b) 第2座6樓A單位的買方可獲額外7.5%售價折扣優惠。

A 7.5% discount from the Price would be offered to the Purchaser of Unit A of 6/F of Tower 2.

(j) **盛裝家居升級優惠 Furniture Package Support**

(只適用於第1座15樓C單位、第1座21樓C單位、第1座30樓C單位、第1座36樓C單位及第1座36樓E單位之買家) (Only applicable to the Purchaser of Unit C of 15/F of Tower 1, Unit C of 21/F of Tower 1, Unit C of 30/F of Tower 1, Unit C of 36/F of Tower 1 and Unit E of 36/F of Tower 1)

購買任何上述所列之住宅物業的買方可獲3.5%售價折扣優惠。

A 3.5% discount from the Price would be offered to the Purchaser of any residential property listed above.

(k) **優質物管服務優惠 Property Management Support**

(只適用於第1座15樓C單位、第1座21樓C單位、第1座30樓C單位、第1座36樓C單位及第1座36樓E單位之買家) (Only applicable to the Purchaser of Unit C of 15/F of Tower 1, Unit C of 21/F of Tower 1, Unit C of 30/F of Tower 1, Unit C of 36/F of Tower 1 and Unit E of 36/F of Tower 1)

購買任何上述所列之住宅物業的買方可獲1.5%售價折扣優惠。

A 1.5% discount from the Price would be offered to the Purchaser of any residential property listed above.

- (l) **優越資產管理補助 Asset Management Subsidy**
 (只適用於第 1 座 15 樓 C 單位、第 1 座 21 樓 C 單位、第 1 座 30 樓 C 單位、第 1 座 36 樓 C 單位及第 1 座 36 樓 E 單位之買家) (Only applicable to the Purchaser of Unit C of 15/F of Tower 1, Unit C of 21/F of Tower 1, Unit C of 30/F of Tower 1, Unit C of 36/F of Tower 1 and Unit E of 36/F of Tower 1)
- (a) 第 1 座 15 樓 C 單位的買方可獲額外 1% 售價折扣優惠。
 A 1% discount from the Price would be offered to the Purchaser of Unit C of 15/F of Tower 1.
- (b) 第 1 座 21 樓 C 單位、第 1 座 30 樓 C 單位及第 1 座 36 樓 C 單位的買方可獲額外 2% 售價折扣優惠。
 A 2% discount from the Price would be offered to the Purchaser of Unit C of 21/F of Tower 1, Unit C of 30/F of Tower 1 and Unit C of 36/F of Tower 1.
- (c) 第 1 座 36 樓 E 單位的買方可獲額外 4% 售價折扣優惠。
 A 4% discount from the Price would be offered to the Purchaser of Unit E of 36/F of Tower 1.
- (m) **投資無憂支出補助 Utilities Support for Investment**
 (只適用於第 1 座 15 樓 C 單位、第 1 座 21 樓 C 單位、第 1 座 30 樓 C 單位、第 1 座 36 樓 C 單位及第 1 座 36 樓 E 單位之買家) (Only applicable to the Purchaser of Unit C of 15/F of Tower 1, Unit C of 21/F of Tower 1, Unit C of 30/F of Tower 1, Unit C of 36/F of Tower 1 and Unit E of 36/F of Tower 1)
- 凡購買第 1 座 15 樓 C 單位、第 1 座 21 樓 C 單位、第 1 座 30 樓 C 單位或第 1 座 36 樓 E 單位的買家，可獲「投資無憂支出補助」。折扣計算方法如下：
 先從售價扣除適用於上述第 4(i)段及第 4(ii)(b)、(c)、(d)、(e)、(f)、(g)、(h)、(j)、(k)及(l)各段的折扣後，再從餘額分別扣除港幣\$23,000 (只適用於第 1 座 15 樓 C 單位)、港幣\$14,000 (只適用於第 1 座 21 樓 C 單位)、港幣\$152,000 (只適用於第 1 座 30 樓 C 單位)、港幣\$84,000 (只適用於第 1 座 36 樓 C 單位) 或港幣\$81,000 (只適用於第 1 座 36 樓 E 單位)。
- The “Utilities Support for Investment” would be offered to the Purchaser who purchases Unit C on 15/F of Tower 1, Unit C on 21/F of Tower 1, Unit C on 30/F of Tower 1 or Unit E on 36/F of Tower 1. The discount is calculated as follows:
 First deduct the applicable discounts mentioned in paragraph 4(i) and paragraphs 4(ii)(b), (c), (d), (e), (f), (g), (h), (j), (k) and (l) above from the Price, then deduct HK\$23,000 (only applicable to Unit C on 15/F of Tower 1), HK\$14,000 (only applicable to Unit C on 21/F of Tower 1), HK\$152,000 (only applicable to Unit C on 30/F of Tower 1), HK\$84,000 (only applicable to Unit C on 36/F of Tower 1) or HK\$81,000 (only applicable to Unit E on 36/F of Tower 1) from the balance.
- (iii) **可就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益 Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development**
- (a) 見 4(ii)。
 See 4(ii).
- (b) (並無此編號之贈品、財務優惠或利益)
 (No gift, or any financial advantage or benefit, of such numbering)
- (c) (並無此編號之贈品、財務優惠或利益)
 (No gift, or any financial advantage or benefit, of such numbering)
- (d) **住客車位認購權 Option to purchase Residential Parking Space**
 購買一個本價單上設“#”的住宅物業的買方可獲認購發展項目一個住客車位之權利(“認購權”)。買方需依照賣方所訂之時限決定是否購買發展項目一個住客車位及簽署相關買賣合約，逾時作棄權論。認購權不得轉讓。認購權受發展項目實際可供出售的住客車位數目所限，賣方並不保證每個認購權必定能購得一個住客車位，就算未能就任何認購權購得任何住客車位賣方亦不須向認購權持有人作任何賠償。如有任何爭議，賣方保留最終決定權(包括但不限於透過抽籤)分配任何住客車位予任何意欲購買的人士。發展項目住客車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。將住宅停車位出售與否以及何時出售，以及銷售條款，一概由賣方全權酌情決定。
 The Purchaser of a residential property marked with a “#” in this price list shall have an option to purchase a Residential Parking Space in the Development (“the Option”). Each such Purchaser must decide whether to purchase such a Residential Parking Space in the Development and must enter into a relevant sale and purchase agreement within the period as prescribed by the Vendor, failing which that Purchaser will be deemed to have given up the Option. The Option is not transferable. The Option is subject to the actual number of Residential Parking Spaces available for sale in the Development. The Vendor gives no warranty that one Residential Parking Space can be purchased in respect of each Option. The Vendor shall not be liable for any compensation to the holder of any Option even if no Residential Parking Space can be purchased in respect of the Option. In case of any dispute, the Vendor reserves its absolute right to allocate any Residential Parking Space to any interested person (including without limitation by way of balloting). Price List(s) and sales arrangements details of Residential Parking Space in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later. The decision as to whether and when to sell any Residential Parking Space and the terms of such sale are subject to the sole discretion of the Vendor.
- (e) (並無此編號之贈品、財務優惠或利益)
 (No gift, or any financial advantage or benefit, of such numbering)

- (f) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (g) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (h) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (i) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (j) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (k) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(l) 「租金回報補貼優惠」(只適用於第 1 座 8 樓 C 單位及第 2 座 6 樓 A 單位的買方)

“Rental Return Subsidy Benefit” (Only applicable to the Purchaser of Unit C of 8/F of Tower 1 and Unit A of 6/F of Tower 2)

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每一期樓款及售價餘款#)，買方可於完成買賣日後 30 天內獲成交金額 4%作為現金回贈。

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 Purchase Price# according to the respective dates stipulated in the agreement for sale and purchase), a cash rebate equivalent to 4% of the transaction price would be offered to the Purchaser within 30 days after the completion.

以賣方代表律師實際收到款項日期計算

the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

(m) 「居家樂現金回贈」(只適用於第 1 座 8 樓 C 單位及第 2 座 6 樓 A 單位的買方)

“Household Joy Cash Rebate” (Only applicable to the Purchaser of Unit C of 8/F of Tower 1 and Unit A of 6/F of Tower 2)

- (a) 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每一期樓款及售價餘款#)，第 1 座 8 樓 C 單位的買方可於完成買賣日後 30 天內獲額外港幣 \$90,000 作為現金回贈。
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 Purchase Price# according to the respective dates stipulated in the agreement for sale and purchase), a cash rebate of HK\$90,000 would be offered to the Purchaser of Unit C of 8/F of Tower 1 within 30 days after the completion.
- (b) 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每一期樓款及售價餘款#)，第 2 座 6 樓 A 單位的買方可於完成買賣日後 30 天內獲額外港幣 \$180,000 作為現金回贈。
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 Purchase Price# according to the respective dates stipulated in the agreement for sale and purchase), a cash rebate of HK\$180,000 would be offered to the Purchaser of Unit A of 6/F of Tower 2 within 30 days after the completion.

以賣方代表律師實際收到款項日期計算

the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

- (n) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(o) 傢俱及物件送贈優惠
Furniture and Objects Offer

凡購買第 1 座 36 樓 C 單位之買方可免費獲贈下列傢俱和物件。有關傢俱及物件將於該單位成交日以「現狀」及「屆時之現狀」交予買方。賣方不會就任何該等傢俱或物件或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證或陳述，或負責任何維修或保養。受條款及條件約束。詳情請參閱相關交易文件。

Furniture and objects as set out in the table below will be provided to the purchaser of Unit C, 36/F, Tower 1 free of charge. The furniture and objects will be delivered to the purchaser upon completion of sale and purchase of the Unit in their “as-is” and “then as-is” condition. No warranty or representation whatsoever is given by the Vendor in any respect regarding any of the furniture or objects or the condition, state, quality or fitness of any of the furniture or objects or as to whether any of the furniture or objects is or will be in working condition, nor any repair or maintenance obligation whatsoever is taken up. Subject to terms and conditions. Please refer to the relevant transaction documents for details.

項目 Item	數量 Quantity	項目 Item	數量 Quantity	項目 Item	數量 Quantity
客/飯廳 Living / Dining Room					
沙發床 Sofa Bed	1	餐桌 Dining Table	1	層板 Ledge	1
角几 Side Table	1	檯燈 Table Lamp	1	裝飾品 Decorative Object	4
畫 Painting	2	入牆衣櫃 Closet	1	儲物盒 Storage Box	1
地毯 Rug	1	咕啞 Cushion	4	瓷碗 Ceramics Bowl	2
書 Book	2	毯 Blanket	1	餐巾及餐巾扣 Napkin with Ring	2
花瓶及裝飾花 Vase with Decorative Flower	1	香薰蠟燭 Scented Candle	1	餐匙 Spoon	2
瓷碟 Ceramics Plate	4	玻璃水杯 Glass Tumbler	2	衣架 Hanger	3
餐桌墊 Table Mat	2	餐叉 Fork	2	衣服 Clothes	3
餐刀 Knife	2	酒杯 Wine Glass	2	椅子 Chair	2
相架 Photo Frame	1	紅酒 Red Wine	1	香薰 Diffuser	1
吊燈 Pendant Light	2				
開放式廚房 Open Kitchen					
鍋 Pot	1	花瓶及裝飾花 Vase with Decorative Flower	1	書 Book	3
煮食油 Oil	1	醋 Vinegar	1	調味品 Condiment	3
浴室 Bathroom					
視液 Hand Wash	1	手霜 Hand Lotion	1	毛巾 Towel	4
花瓶及裝飾花 Vase with Decorative Flower	1	香薰 Diffuser	1		

(p) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(q) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(r) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(s) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(t) **先住後付優惠 Occupation before Completion Benefit**
(只適用於選擇第 4(i)段中支付條款(F)之買家) (Only applicable to purchasers who select Terms of Payment (F) in paragraph 4(i))

買方可選擇獲取先住後付優惠 (「該優惠」)，如買方決定選擇獲取該優惠 (買方須於簽署正式合約時決定是否選擇獲取該優惠)，買方須於簽署正式合約時同時簽署在該物業買賣成交前租用該物業之租約 (「租約」) (格式及內容由賣方訂明，買方不得要求任何修改)，主要條款如下：

If the Purchaser has not applied or used the "Easy Home Ownership First Mortgage Loan" or "Flexible Home Ownership Second Mortgage Loan" referred to in this Price List, subject to the full observance and The Purchaser may opt for obtaining the Occupation before Completion Benefit (the "Benefit"). If the Purchaser decides to opt for obtaining the Benefit (the Purchaser must decide whether to opt for obtaining the Benefit when the Purchaser executes the Agreement), the Purchaser shall execute a Tenancy Agreement of the Property (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto) for the pre-completion occupation of the Property (the "Tenancy Agreement") simultaneously when the Purchaser executes the Agreement, the principal terms of which are as follows:

- 租期由買方簽署臨時合約日期後第 61 天至成交日期為止，或如成交較早發生，至實際成交發生日期為止 (「租期」)；
The term of tenancy shall commence from the 61st day after the date of signing of the PASP until the Completion Date, or if completion takes place earlier, until the date of which completion actually takes place (the "Term");
- 租期之租金總金額為所購住宅物業之成交金額 10%，租金按金為 HK\$60,000，均須於租期生效前全數繳付；及
The total amount of rent for the Term shall be equal to 10% of the Transaction Price of the property purchased and the rental deposit shall be HK\$60,000, both of which shall be payable in full before commencement of the Term; and

3. 買方必須負責繳付租約之印花稅裁定費及印花稅（如有）、準備和簽署租約所需之所有律師費（包括賣方律師之費用）及於租期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等。

The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Tenancy Agreement, all legal costs for the preparation and execution of the Tenancy Agreement (including the costs of the Vendor's solicitors) and the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. of the residential property during the Term.

賣方確認，若買方已選擇獲取該優惠，如：(i) 住宅物業的每一期樓款及成交金額之餘款將依照正式合約訂定的日期付清（以賣方代表律師實際收到款項日期計算）；(ii) 住宅物業買賣將於正式合約訂定的日期或之前完成；(iii) 於住宅物業租期中租金均依照租約訂定的日期付清；及(iv) 臨時合約、正式合約及租約的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將相等於該住宅物業租期中已支付之租金總數直接用於支付部份成交金額餘額。

The Vendor confirms that if the Purchaser has opted for obtaining the Benefit, if: (i) each part payment and balance of the transaction price of the residential property shall be settled according to the respective dates stipulated in the ASP concerned (the date of settlement shall be the actual date on which payment is received by the Vendor's solicitors); (ii) the sale and purchase of the residential property shall be completed on or before to the date stipulated in the ASP concerned; (iii) the rent shall have been paid according to the respective dates stipulated in the Tenancy Agreement during the Term of the residential property; and (iv) the terms and conditions of the PASP, the ASP and the Tenancy Agreement shall have been complied with in all respects, the Vendor will, in respect of the relevant residential property purchased by that Purchaser, apply the total sum of the rent paid during the Term of the residential property towards settlement of part of the balance of transaction price upon completion of the sale and purchase of the residential property.

詳情以相關交易文件條款作準。

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

(u) 提前付清樓價現金回贈 Early Settlement Cash Rebate

(只適用於選擇第 4(i)段中支付條款(F)之買家) (Only applicable to purchasers who select Terms of Payment (F) in paragraph 4(i))

如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方可根據以下列表送出提前付清樓價現金回贈（「提前付清樓價現金回贈」）予買方:-

If the Purchaser shall settle the balance of the transaction price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Early Settlement Cash Rebate") to the Purchaser in the amount according to the table below:-

提前付清樓價現金回贈列表 Early Settlement Cash Rebate Table:

付清成交金額之餘款日期 [^] Date of settlement of the balance of the transaction price [^]	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約日期後120日內 Within 120 days after the date of signing of the PASP	成交金額 9% 9% of the transaction price
簽署臨時合約日期後121 日至180 日內 Within 121 days to 180 days after the date of signing of the PASP	成交金額 8% 8% of the transaction price
簽署臨時合約日期後181 日至240 日內 Within 181 days to 240 days after the date of signing of the PASP	成交金額 7% 7% of the transaction price
簽署臨時合約日期後241 日至360 日內 Within 241 days to 360 days after the date of signing of the PASP	成交金額 5.5% 5.5% of the transaction price

[^] 以賣方代表律師實際收到款項日期計算

The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

詳情以相關交易文件條款作準。

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

(v) **購買住宅車位優惠 Car Parking Space Purchase Benefit**

(只適用於購買第 1 座 15 樓 C 單位或第 1 座 36 樓 C 單位並選擇第 4(i)段中支付條款(B)之買家)

(Only applicable to purchasers of Unit C of 15/F of Tower 1 or Unit C of 36/F of Tower 1 who select Terms of Payment (B) in paragraph 4(i))

買方可於購買上述所列之住宅物業之同一份臨時合約內同時認購以下最多一個由賣方所指定的停車位。相關住宅物業及停車位必須受同一份正式合約及同一份轉讓契所涵蓋。為免生疑問，未有於同一份臨時合約內同時認購任何車位之買方將被視作放棄本優惠，而不會獲得任何折扣或補償。

The Purchaser may purchase at most one of the following car parking spaces designated by the Vendor under the same PASP for the above residential property at the same time. The relevant residential property and car parking space shall be covered by one single ASP and one single Assignment. For the avoidance of doubt, purchasers who fail to purchase any car parking spaces under the same PASP at the same time shall be deemed to have given up the benefit without any discount or compensation.

指定的停車位：

Car parking spaces designated by the Vendor:

地庫 1 樓 B1 Floor

4, 22, 42, 50, 53, 74, 75, 76 號

(w) **「迎春接利是\$38,000」現金回贈“Happy CNY LAI SEE \$38,000” Cash Rebate**

如買方於 2024 年 2 月 6 日至 2024 年 2 月 29 日期間(包括首尾兩日)簽署臨時買賣合約購買任何本價單所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供港幣\$38,000 元之「**迎春接利是\$38,000」現金回贈**（「該回贈」）。賣方會將該回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。如有任何爭議，賣方的決定須為最終及對買方具有約束力。該回贈之詳情以相關交易文件條款和條件為準。

If the Purchaser signs the PASP to purchase any residential property listed in this price list from 6 February 2024 to 29 February 2024 (both days inclusive), and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a **"Happy CNY LAI SEE \$38,000" Cash Rebate** provided by the Vendor in the amount of HK\$38,000 (the “Rebate”). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. In case of dispute, Vendor's decision shall be final and binding on the Purchaser. Details of the Rebate shall be subject to the terms and conditions of the relevant transaction documents.

(x) **「瑞氣耀福宅 3.8%」印花稅回贈“Shines on Home 3.8%” Stamp Duty Rebate**

如買方於 2024 年 2 月 6 日至 2024 年 2 月 29 日期間(包括首尾兩日)簽署臨時買賣合約購買任何本價單所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額 3.8%之「**瑞氣耀福宅 3.8%」印花稅回贈**（「該回贈」）。賣方會將該回贈將直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。如有任何爭議，賣方的決定須為最終及對買方具有約束力。該回贈之詳情以相關交易文件條款和條件為準。

If the Purchaser signs the PASP to purchase any residential property listed in this price list from 6 February 2024 to 29 February 2024 (both days inclusive), and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a **“Shines on Home 3.8%” Stamp Duty Rebate** provided by the Vendor in an amount equivalent to 3.8% of the Transaction Price of the residential property purchased (the “Rebate”). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. In case of dispute, Vendor's decision shall be final and binding on the Purchaser. Details of the Rebate shall be subject to the terms and conditions of the relevant transaction documents.

(iv) **誰人負責支付買賣該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) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意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處理買賣合約、按揭及轉讓契，買方及賣方須各自負責有關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 handle the agreement for sale and purchase, mortgage and assignment, 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 handle the agreement for sale and purchase, mortgage or assignment, 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(如有)的印花稅、額外印花稅、買家印花稅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 but without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(v) **買方須為就買賣該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：

Agents appointed by the Vendor：

會德豐地產（香港）有限公司

Wheelock Properties (Hong Kong) Limited

中原地產代理有限公司

Centaline Property Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

世紀 21 集團有限公司及旗下特許經營商

Century 21 Group Limited and Franchisees

云房網絡(香港)代理有限公司

Qfang Network (Hong Kong) Agency 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

請注意：任何人可委任任何地產代理在購買該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：<http://www.oasiskaitak.hk/>。

The address of the website designated by the Vendor for the Development is: <http://www.oasiskaitak.hk/>.