

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	芳菲 Madera Garden	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	勝利道5號 5 Victory Avenue		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			71

印製日期 Date of Printing	價單編號 Number of Price List
22/7/2021	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 Number 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
10/8/2021	1A	無 NIL
29/8/2022	1B	無 NIL

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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 Blcok Name	樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
芳菲 Madera Garden	21	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,055,000	348,673 (32,376)	--	0.05 (1);	--	--	--	--	--	--	--	--
	18	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,619,000	338,575 (31,439)	--	0.05 (1);	--	--	--	--	--	--	--	--
	17	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,338,000	332,067 (30,834)	--	0.05 (1);	--	--	--	--	--	--	--	--
	16	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,199,000	328,848 (30,535)	--	0.05 (1);	--	--	--	--	--	--	--	--
	11	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,791,000	319,399 (29,658)	--	0.05 (1);	--	--	--	--	--	--	--	--
	10	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,655,000	316,249 (29,366)	--	0.05 (1);	--	--	--	--	--	--	--	--
	9	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,525,000	313,238 (29,086)	--	0.05 (1);	--	--	--	--	--	--	--	--
	6	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,009,000	301,288 (27,976)	--	0.05 (1);	--	--	--	--	--	--	--	--
	5	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,620,000	292,278 (27,140)	--	0.05 (1);	--	--	--	--	--	--	--	--
	3	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,496,000	289,407 (26,873)	--	0.05 (1);	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方/呎)	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 Blcok Name	樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
芳菲 Madera Garden	18	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,105,000	342,602 (31,836)	--	--	--	--	--	--	--	--	--	--
	17	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,930,000	336,017 (31,224)	--	--	--	--	--	--	--	--	--	--
	16	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,844,000	332,781 (30,923)	--	--	--	--	--	--	--	--	--	--
	15	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,757,000	329,508 (30,619)	--	--	--	--	--	--	--	--	--	--
	12	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,673,000	326,347 (30,325)	--	--	--	--	--	--	--	--	--	--
	11	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,589,000	323,186 (30,031)	--	--	--	--	--	--	--	--	--	--
	10	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,504,000	319,988 (29,734)	--	--	--	--	--	--	--	--	--	--
	9	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,423,000	316,940 (29,451)	--	--	--	--	--	--	--	--	--	--
	8	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,340,000	313,817 (29,161)	--	--	--	--	--	--	--	--	--	--
	7	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,181,000	307,834 (28,605)	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方/呎)	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 Blcok Name	樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
芳菲 Madera Garden	6	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,101,000	304,824 (28,325)	--	--	--	--	--	--	--	--	--	--
	5	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,023,000	301,889 (28,052)	--	--	--	--	--	--	--	--	--	--
	3	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,946,000	298,992 (27,783)	--	--	--	--	--	--	--	--	--	--
	2	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,556,000	284,317 (26,420)	--	--	--	--	--	--	--	--	--	--
	9	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,889,000	308,934 (28,717)	--	--	--	--	--	--	--	--	--	--
	8	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,773,000	305,919 (28,437)	--	--	--	--	--	--	--	--	--	--
	7	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,548,000	300,073 (27,894)	--	--	--	--	--	--	--	--	--	--
	6	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,330,000	294,408 (27,367)	--	--	--	--	--	--	--	--	--	--
	5	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,000,000	285,833 (26,570)	--	--	--	--	--	--	--	--	--	--
	3	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	10,667,000	277,180 (25,766)	--	--	--	--	--	--	--	--	--	--

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) 註：於本第4節內：「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後(如有)之價錢），因應相關支付條款及 / 或折扣(如有)按售價計算得出之價目，四捨五入至最近的千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and the agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discounts (if any) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded to the nearest thousand to determine the Transaction Price.

(4)(i) 支付條款：

Terms of payment:

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%作為臨時訂金，其中港幣\$100,000.00 須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方律師行“胡關李羅律師行”。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the remaining portion of the Preliminary Deposit can be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong, and shall be made payable to the vendor's solicitors “Woo Kwan Lee & Lo”.

(d) **現金優惠付款計劃 (照價減 6%)**

Cash Payment Plan (6% discount from the Price)

- (1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 成交金額餘額(即成交金額95%)於買方簽署臨時買賣合約後120天內繳付。

The balance of the Transaction Price (i.e. 95% of the Transaction Price) shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(e) **換樓易 900付款計劃 (照價減 3%)**

Easy Purchase 900 Payment Plan (3% discount from the Price)

- (1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。

5% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

- (3) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後180天內繳付。

5% of the Transaction Price being Further Deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

- (4) 成交金額餘額(即成交金額85%)於買方簽署臨時買賣合約後900天內繳付。

The balance of the Transaction Price (i.e. 85% of the Transaction Price) shall be paid within 900 days after signing of the preliminary agreement for sale and purchase.

(f) **Madera 輕鬆一按付款計劃 (照價減 4%)**

Madera Relax First Mortgage Payment Plan (4% discount from the Price)

- (1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後180天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後270天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 270 days after signing of the preliminary agreement for sale and purchase.
- (5) 成交金額餘額(即成交金額80%)於買方簽署臨時買賣合約後360天內繳付。
The balance of the Transaction Price (i.e. 80% of the Transaction Price) shall be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎：

The basis on which any discount on the price is available:

- (a) 見上述第4(i)段
See paragraph 4(i) above
- (c) Facebook/Instagram 讚好優惠
Like Facebook/Instagram Benefit
買方可獲額外 1%售價折扣優惠作為「Facebook/Instagram 讚好優惠」。
An extra 1% discount from the Price would be offered to the Purchasers as the "Like Facebook/Instagram Benefit".
- (d) 印花稅津貼折扣
Stamp Duty Subsidy Benefit
買方可獲額外 4%售價折扣優惠作為「印花稅津貼折扣」。
An extra 4% discount from the Price would be offered to the Purchasers as the "Stamp Duty Subsidy Benefit".
- (e) Living Aesthetic 生活美學優惠
Living Aesthetic Benefit
買方可獲額外 2%售價折扣優惠作為「Living Aesthetic生活美學優惠」。
An extra 2% discount from the Price would be offered to the Purchasers as the "Living Aesthetic Benefit".
- (f) 兩鐵三線優惠

Super Railway Benefit

買方可獲額外 2%售價折扣優惠作為「兩鐵三線優惠」。

An extra 2% discount from the Price would be offered to the Purchasers as the "Super Railway Benefit".

(g) 名門望族優惠

Prestigious Family Benefit

如買方及其家人同時各別購買一個或以上，或買方獨自購買二個或以上指明住宅物業，每個該等指明住宅物業均可獲得相等於額外1%售價折扣優惠。所有購買之指明住宅物業之臨時買賣合約必須同時簽署。

If a Purchaser and his/her immediate family member each purchases one or more specified residential property or a Purchaser purchases two or more specified residential properties at the same time, an extra 1 % discount from the Price would be offered to the Purchaser and/ or his/her immediate family member for each of such specified residential property purchased. The preliminary agreement(s) for sale and purchase for all the specified residential properties purchased must be entered into at the same time.

備註：「家人」就任何個人而言，指其配偶、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。

Notes: "Immediate family member" in relation to an individual, means a spouse, parent, child, sibling, grandparent or grandchild of the individual.

(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) 第一按揭貸款 (此安排只適用於選擇支付條款(4)(i)(f) Madera 輕鬆一按付款計劃之買方。)

First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(f) Madera Relax First Mortgage Payment Plan.)

(1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。

The Purchaser shall apply to the Vendor's designated finance company 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 Transaction Price.

(2) 買方須依照賣方指定財務機構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 Vendor's designated finance company.

(3) 買方須以所購之發展項目的住宅物業之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 legal mortgage over the residential property in the Development purchased by the Purchaser.

(4) 第一按揭貸款年期最長為 30 年。

The maximum tenor of the First Mortgage Loan shall be 30 years.

(5) (i) 只適用於選擇之A單位 或 C單位的2房單位買方：

Only applicable to purchasers who select A unit or C unit, 2 bedroom flat.

買方可向由賣方指定財務機構申請按揭貸款，首二十四個月為免息免供期，第二十五個月至第三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.5%(P-2.5%p.a.)計算；第三十七個月及其後全期按優惠利率(P)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. No repayment of principal and no payment of interest is required for the first 24 months. Starting from the 25th month to 36th month purchasers will have to pay monthly instalments and interest will be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate(P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited ("the Best Lending Rate"), from the 37th month and thereafter will be calculated at P as Best Lending Rate (P), subject to fluctuation.

(ii) 此按揭貸款只適用於選擇之B單位的1房單位買方。

Only applicable to purchasers who select B unit, 1 bedroom flat.

買方可向賣方指定財務機構申請按揭貸款，首十二個月為免息免供期，第十三個月至第三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”)減2.5%(P-2.5%p.a.)計算；第三十七個月及其後全期按優惠利率 (P)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. No repayment of principal and no payment of interest is required for the first 12 months. Starting from the 13th month to 36th month purchasers will have to pay monthly instalments and interest will be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate(P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited ("the Best Lending Rate"), from the 37th month and thereafter will be calculated at P as Best Lending Rate (P), subject to fluctuation.

(6) 第一按揭貸款最高金額的80%。

The maximum amount of First Mortgage Loan shall be 80%.

(7) 第一按揭貸款及其相關擔保 (如要) 之文件必須由賣方指定財務機構指定之律師行辦理，並由買方及其擔保人 (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 Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

(8) 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚第一按揭貸款條款及條件、批核條件及申請手續。

The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.

(9) 第一按揭貸款之條款及批核條件僅供參考，賣方指定財務機構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的權利。

The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company 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.

(10) 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，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。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關貸款的批核或不批核及/或任何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 Vendor's designated finance company, 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. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction 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 loan and/or any matters relating to the loan.

(b) 換樓易 900 優惠 (此安排只適用於選擇支付條款(4)(i)(e) 換樓易 900付款計劃之買方。)

買方可向賣方申請以許可人身份提前入住其購買之住宅物業(「換樓易 900 優惠」)，主要條款如下：

Easy Purchase 900 Benefit (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(e) Easy Purchase 900 Payment Plan.)

The Purchaser may apply to the Vendor to occupy the residential property purchased by him early as a licensee (“Easy Purchase 900 Benefit”), subject to the following terms:

- (1) 買方須於簽署住宅物業之臨時買賣合約後的5個工作日內按臨時買賣合約之條款及條件簽立有關該物業的正式買賣合約。
- (2) The Purchaser shall execute the agreement for sale and purchase in respect of the residential property within 5 working days after signing the preliminary agreement for sale and purchase of the property in accordance with the terms and conditions contained in the preliminary agreement for sale and purchase.買方必須向賣方繳付不少於成交金額15%；

The Purchaser shall pay to the Vendor not less than 15% of the Transaction Price;

- (3) 買方必須向賣方繳付相等於成交金額 1%之首年許可證費用及須就餘下的同意許可期向賣方繳付相等於成交金額 1%之年度許可證費用

The Purchaser shall pay to the Vendor the first-year licence fee equivalent to 1% of the Transaction Price upon signing of the Licence Agreement and will be required to pay to the Vendor an annual licence fee equivalent to 1% of the Transaction Price for the remainder term of the licence period;

- (4) 買方須簽署一份經由賣方訂明的許可協議，內容不得更改；

A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser without amendment;

- (5) 許可期限為許可生效日期後起計直至成交日(提早終止除外);買方必須由簽署臨時合約後45日以書面向賣方提出許可申請，如買方於簽署臨時合約後360日 後方提出申請，賣方保留權利，以賣方絕對酌情權決定是否授予許可；

The term of the licence is for a period from the commencement date of the licence to the date of completion (subject to early termination). The Purchaser shall submit written application of the licence to the Vendor for the licence from 45 days after the signing of the preliminary agreement for sale and purchase. If the application is made after 360 days after the signing of the preliminary agreement for sale and purchase, the Vendor reserves the right in its absolute discretion to decide whether or not to grant the licence;

- (6) 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他開支；

During the licence period, the Purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of the residential property;

- (7) 在簽訂許可協議時，買方須向賣方付還在公契規定或依據公契就該物業需要支付的管理費按金、其他按金及其他款項；

The Purchaser shall reimburse the Vendor the management fee deposits and other deposits and other payments in respect of such property under or pursuant to the DMC upon signing of the Licence Agreement;

- (8) 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費；

The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement;

- (9) 若買方已選擇獲取換樓易 900優惠，如：(i) 住宅物業的每一期樓款及成交金額餘額均依照正式買賣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；必須嚴格遵行所有時間限制）；(ii)該物業買賣已完成；(iii)於該物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清；及(iv)許可協議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金額相等於該住宅物業許可佔用期中已支付之許可費總數直接用於支付部份成交金額餘額。

If the Purchaser has opted for obtaining the Easy Purchase 900 Benefit, in respect of the residential property purchased by the Purchaser, the Vendor will apply the total sum of the licence fee paid during the licence period of the residential property towards settlement of part of the balance of Transaction Price upon completion

of the sale and purchase if: (i) each part payment and balance of the Transaction of the property has been settled according to the respective dates stipulated in the agreement for sale and purchase (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors; time shall be of the essence); (ii) the sale and purchase of the property has been completed; (iii) each instalment of licence fee has been paid according to the respective dates stipulated in the Licence Agreement during the licence period of the property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects.

(c) 提前付清樓價現金回贈 (此安排只適用於選擇支付條款(4)(i)(e) 換樓易 900付款計劃之買方。)

Early Settlement Cash Rebate (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(e) Easy Purchase 900 Payment Plan.)

若買方於以下列表指明的期間內付清成交金額餘額(早於正式買賣合約訂明的付款限期日), 可根據以下列表獲賣方送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)。付清成交金額日期以賣方代表律師收到所有成交金額款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義), 則該日定為下一個工作日。

If the Purchaser settles the balance of the Transaction Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below. The date of settlement of the Transaction Price shall be the date on which all the Transaction Price is received by the Vendor's solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

Date of settlement of the balance of the Transaction Price 付清成交金額餘款之日期	The amount of Early Settlement Cash Rebate 提前付清樓價現金回贈之金額
Within 360 days after the date of signing of the preliminary agreement for sale and purchase 簽署臨時買賣合約的日期後 360 日內	2% of the Transaction Price 成交金額 2%
Within 720 days after the date of signing of the preliminary agreement for sale and purchase 簽署臨時買賣合約的日期後 720 日內	1% of the Transaction Price 成交金額 1%

(4)(iv) 誰人負責支付買賣該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:

1. 如買方選用賣方之代表律師作為買方之代表律師處理其買賣合約及轉讓契以及按揭（如有）也由賣方律師擬備，賣方同意為買方支付買賣合約及轉讓契之律師費用（不包括雜費，雜費須由買方支付）。

If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment and the Mortgage (if any) is also prepared by the Vendor's Solicitors, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及雜費。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅（包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用等）。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(4)(v) 買方須為就買賣該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:

製作、登記及完成公契及管理協議及公契及管理協議分契（如有）（統稱「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、《物業管理服務條例》（香港法例第626章）下可予徵收的所有徵款、所購物業的按揭（如有）之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all levies chargeable under Property Management Services Ordinance (Cap. 626), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(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:

i	中原地產代理有限公司	CENTALINE PROPERTY AGENCY LIMITED
ii	美聯物業代理有限公司	Midland Realty International Limited
iii	利嘉閣地產有限公司	Ricacorp Properties Limited
iv	香港置業(代理)有限公司	Hong Kong Property Services (Agency) Limited
v	世紀 21 集團有限公司 及 旗下特許經營商	Century 21 Group Limited and Franchisees
vi	云房網絡(香港)代理有限公司	QFang Network (Hong Kong) Agency Limited
vii	協成行(代理)有限公司	HIP SHING HONG (AGENCY) LTD
viii	香港地產代理商總會有限公司	Hong Kong Real Estate Agencies General Association Limited

請注意：任何人可委任任何地產代理在購買該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.madera-garden.com.hk

The address of the website designated by the Vendor for the Development is:

www.madera-garden.com.hk