

# 價單 Price List

## 第一部份：基本資料 Part 1 : Basic Information

期數名稱 Name of Phase	128 WATERLOO	期數 (如有) Phase No. (if any)	(見附註) (See remark)
期數位置 Location of Phase	窩打老道128號 128 Waterloo Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase	110		

印製日期 Date of Printing	價單編號 Number of Price List
29 September 2020	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 prices of residential properties
		價錢 Price
26 November 2020	1A	--
28 January 2021	1B	--
5 March 2021	1C	--
27 April 2021	1D	--
5 May 2021	1E	--
19 July 2021	1F	✓
8 November 2021	1G	--

附註: 期數為先前建於九龍內地段1900號之發展項目中「住宅部分」之重建項目，並無期數編號。

Remark: The Phase is the redevelopment of the "Residential Accommodation" of the development previously erected on Kowloon Inland Lot No.1900 and has no Phase number.

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 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	
128 WATERLOO	3	B	48,404 (521) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	13,692,000	282,869 (26,280)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	9,209,000	289,637 (26,927)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	D	48,996 (527) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	16,120,000	329,006 (30,588)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	E	30,763 (331) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: -- (-)	10,709,000	348,113 (32,353)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	F	51,262 (552) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: 1.545 (17)	17,534,000	342,047 (31,764)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	3	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	16,962,000	341,631 (31,764)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	16,501,000	307,012 (28,499)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	14,335,000	295,671 (27,462)	--	--	--	--	--	--	--	--	--	--	--
128 WATERLOO	5	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	9,624,000	302,689 (28,140)	--	--	--	--	--	--	--	--	--	--	--

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 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
128 WATERLOO	5	D	48,996 (527) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	16,604,000	338,885 (31,507)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	5	E	30,763 (331) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: -- (-)	11,361,000	358,580 (33,326) 369,307 (34,323)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	5	F	51,262 (552) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: 1.545 (17)	18,602,000	352,308 (32,717) 362,881 (33,699)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	5	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	17,995,000	351,903 (32,719) 362,437 (33,699)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	6	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	17,244,000	320,837 (29,782)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	6	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	14,980,000	308,974 (28,697)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	6	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	10,056,000	316,276 (29,404)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	6	D	48,996 (527) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	17,101,000	349,028 (32,450)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	6	E	30,763 (331) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: -- (-)	11,361,000	369,307 (34,323)	--	--	--	--	--	--	--	--	--	

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 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
128 WATERLOO	6	F	51.262 (552) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: 1.545 (17)	18,602,000	362,881 (33,699)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	6	G	49.650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	17,995,000	362,437 (33,699)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	7	A	53.747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,020,000	335,275 (31,123)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	7	B	48.483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	15,654,000	322,876 (29,989)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	7	C	31.795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	10,509,000	330,524 (30,728)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	7	D	48.996 (527) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	17,615,000	359,519 (33,425)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	7	E	30.763 (331) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: -- (-)	11,702,000	380,392 (35,353)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	7	F	51.262 (552) 露台 Balcony: 2.050(22) 工作平台 Utility Platform: 1.545 (17)	19,160,000	373,766 (34,710)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	7	G	49.650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	18,535,000	373,313 (34,710)	--	--	--	--	--	--	--	--	--	

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 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
128 WATERLOO	8	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,380,000	341,973 (31,744)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	8	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	15,968,000	329,353 (30,590)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	8	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	10,719,000	337,128 (31,342)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	8	F	51,212 (551) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.545 (17)	19,699,000	384,656 (35,751)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	8	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	19,092,000	384,532 (35,753)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	9	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,656,000	347,108 (32,221)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	9	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	16,207,000	334,282 (31,048)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	9	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	10,880,000	342,192 (31,813)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	9	F	51,212 (551) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.545 (17)	20,093,000	392,349 (36,466)	--	--	--	--	--	--	--	--	--	

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 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
128 WATERLOO	9	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	19,473,000	392,205 (36,466)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	10	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	18,936,000	352,317 (32,705)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	10	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	16,451,000	339,315 (31,515)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	10	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	11,044,000	347,350 (32,292)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	10	F	51,212 (551) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.545 (17)	20,495,000	400,199 (37,196)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	10	G	49,650 (534) 露台 Balcony: 2.025(22) 工作平台 Utility Platform: 1.545 (17)	19,862,000	400,040 (37,195)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	11	A	53,747 (579) 露台 Balcony: 2.086(22) 工作平台 Utility Platform: 1.500 (16)	19,220,000	357,601 (33,195)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	11	B	48,483 (522) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: 1.500 (16)	16,698,000	344,409 (31,989)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	11	C	31,795 (342) 露台 Balcony: 2.051(22) 工作平台 Utility Platform: -- (-)	11,209,000	352,540 (32,775)	--	--	--	--	--	--	--	--	--	

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 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
128 WATERLOO	11	F	51,212 (551) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,545 (17)	20,905,000	408,205 (37,940)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	11	G	49,650 (534) 露台 Balcony: 2,025(22) 工作平台 Utility Platform: 1,545 (17)	20,260,000	408,056 (37,940)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	12	A	53,747 (579) 露台 Balcony: 2,086(22) 工作平台 Utility Platform: 1,500 (16)	19,508,000	362,960 (33,693)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	12	B	48,483 (522) 露台 Balcony: 2,051(22) 工作平台 Utility Platform: 1,500 (16)	16,947,000	349,545 (32,466)	--	--	--	--	--	--	--	--	--	
128 WATERLOO	12	C	31,795 (342) 露台 Balcony: 2,051(22) 工作平台 Utility Platform: -- (--)	11,376,000	357,792 (33,263)	--	--	--	--	--	--	--	--	--	

(1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

(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：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，皆以四捨五入方式至最接近之千位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “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 discount(s) (if any) on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4) (i) 支付條款  
Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價5%作為臨時訂金，其中港幣\$100,000作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘款可以銀行本票或支票繳付。所有本票/支票必須由香港持牌銀行所發出，並且抬頭必須為賣方律師行「的近律師行」或「Deacons」。

Purchasers shall pay the preliminary deposit which is equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000 being part of the preliminary deposit shall be paid by a cashier's order and the balance of the preliminary deposit can be paid by cashier's order or cheque. All cheques/ cashier's orders shall be issued by a licensed bank in Hong Kong, and shall be made payable to the Vendor's solicitors "Deacons" or "的近律師行".

(A3) 120 天現金優惠付款計劃 (照售價減5.5%)

120 days Cash Payment Plan (5.5% discount from the Price)

1. 臨時訂金即樓價5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作天內簽署正式買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價5%於買方簽署正式買賣合約時繳付。  
5% of the purchase price shall be paid upon signing of the formal agreement for sale and purchase.
3. 樓價90%於買方簽署臨時買賣合約後120天內付清。  
90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(B2) 360天現金優惠付款計劃 (照售價減4.5%)

360 days Cash Payment Plan (4.5% discount from the Price)

1. 臨時訂金即樓價5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作天內簽署正式買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價5%於買方簽署臨時買賣合約後60天內繳付。  
5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 樓價90%於買方簽署臨時買賣合約後360天內付清。  
90% of the purchase price shall be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(D2) 「置靈活按揭」付款計劃 (照售價減1.5%)

Flexible Mortgage Loan Payment Plan (1.5% discount from the Price)

(此付款計劃名額僅限2021年11月12日起計 (包括當天) 首3個選用本價單下此付款計劃之住宅物業，以簽署臨時買賣合約的日期及時間為準。)

**(This payment plan is subject to a quota of the first 3 residential properties selecting this payment plan under this price list from (and inclusive of) 12 November 2021 based on the date and time of signing the preliminary agreement for sale and purchase.)**

1. 臨時訂金即樓價5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作天內簽署正式買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價5%於買方簽署正式買賣合約時繳付。  
5% of the purchase price shall be paid upon signing of the formal agreement for sale and purchase.

3. 樓價90%於買方簽署臨時買賣合約後120天內付清。  
90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(4) (ii) 售價獲得折扣基礎

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

1. 見第 4(i) 段。  
See paragraph 4(i).

2. 至優校園區優惠

**Premium Campus Discount**

買方如有就讀、曾經就讀、報讀或曾經報讀包括何文田或九龍塘區內之幼稚園、小學、中學或大專院校（“地區學校”），或有就讀、曾經就讀、報讀或曾經報讀地區學校之親屬，即為合資格人士，可獲賣方提供相等於售價2%之折扣優惠，並即時在售價上扣減。

Any Purchaser who is studying, studied, is enrolling or enrolled in any kindergarten, primary school, secondary school or tertiary institution in Ho Man Tin or Kowloon Tong district (“District School”) or who has any Relative studying, studied, enrolling or enrolled in any District School will be regarded as an “Eligible Person”, and shall be entitled to a discount offered by the Vendor which is equivalent to 2% of the Price. The discount will be deducted from the Price directly.

「親屬」就任何個人而言，指其之配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、侄、甥、侄女或甥女，惟買方必須已出示令賣方滿意之有效證明文件證明親屬關係。

“Relative”, in relation to an individual, means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece of that individual Provided That the Purchaser has provided relevant supporting documents to the satisfaction of the Vendor to prove the relationship.

何文田及九龍塘區指位處「何文田」及「九龍塘」分區計劃大綱圖所覆蓋之範圍。買方在簽署臨時買賣合約前須提供令賣方滿意的證明文件證明其為「合資格人士」，賣方就相關買方是否「合資格人士」有絕對決定權，而賣方之決定為最終及對買方具有約束力。

Ho Man Tin and Kowloon Tong districts refer to the areas covered by the Ho Man Tin and Kowloon Tong outline zoning plans. The Purchaser shall before signing of the preliminary agreement for sale and purchase provide evidence for proof of being an "Eligible Person" to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision as to whether a person is an "Eligible Person" shall be final and binding on the Purchaser.

3. 額外折扣

**Extra Discount**

買方可獲額外2%的售價折扣優惠，並即時在售價上扣減。

Purchaser will be offered an additional 2% discount from the Price. The discount will be deducted from the Price directly

(4) (iii) 購買期數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 Phase

1. 見第 4(i) 及 4(ii) 段。  
See paragraphs 4(i) and 4(ii)

2. (a) 置靈活第一按揭貸款

## Flexible First Mortgage Loan

只適用於使用第(4)(i) (D2)段中之支付條款(「置靈活按揭」付款計劃)的個人買方。

Only applicable to Purchaser(s) who is/are individual(s) and use(s) Terms of Payment in paragraph (4)(i)(D2) (Flexible Mortgage Loan Payment Plan).

如買方成功借取置靈活第一按揭貸款並遵照買賣合約條款完成交易，賣方將提供相等於置靈活第一按揭貸款首6期之每月供款金額的現金回贈予買方。該現金回贈將依照置靈活第一按揭貸款的還款時間表分6期由賣方直接支付予指定財務機構。為免生疑問，償還置靈活第一按揭貸款為置靈活第一按揭貸款下的借款人而非賣方的責任。賣方無須就未能提供或未能如期提供該現金回贈而令買方或相關借款人蒙受的損失承擔任何責任。

If the Purchaser shall successfully obtain the Flexible First Mortgage Loan and complete the sale and purchase in accordance with the terms and conditions of the agreement for sale and purchase, the Vendor shall provide a cash rebate equal to the amount of first 6 monthly instalments of the Flexible First Mortgage Loan to the Purchaser. The said cash rebate shall be paid by the Vendor directly to the Designated Financing Company in 6 monthly instalments according to the repayment schedule of the Flexible First Mortgage Loan. For the avoidance of doubt, the liability to repay the Flexible First Mortgage Loan belongs to the borrower(s) thereunder and not the Vendor. The Vendor shall not be responsible for any loss suffered by the Purchaser or the relevant borrower(s) due to failure or delay in providing the said cash rebate.

賣方的指定財務機構(『指定財務機構』)提供置靈活第一按揭貸款之主要條款如下:

The key terms of a Flexible First Mortgage Loan offered by the Vendor's designated financing company ("Designated Financing Company") are as follows:

- (i) 買方必須於買賣合約內訂明的付清樓價餘款之日前最少 60 日書面向指定財務機構申請置靈活第一按揭貸款(「置靈活第一按揭貸款」)。  
The Purchaser shall make a written application to the Designated Financing Company for a flexible first mortgage loan ("Flexible First Mortgage Loan") not less than 60 days before the date of settlement of the balance of the purchase price as specified in the agreement for sale and purchase.
- (ii) 置靈活第一按揭貸款的最高金額詳見如下，貸款金額不可超過應繳付之樓價餘款。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。  
The maximum amount of the Flexible First Mortgage Loan shall be as set out below, provided that the loan amount shall not exceed the balance of the purchase price payable. The Designated Financing Company will decide the loan amount to be granted to the Purchaser after considering the result of the credit assessment of the Purchaser and his/her/its/their guarantor(s) (if applicable).  

樓價為港幣 1,800 萬或以下的住宅物業的置靈活第一按揭貸款最高金額為樓價的 80%；樓價為港幣 1,800 萬以上但港幣 3,000 萬或以下的住宅物業的置靈活第一按揭貸款最高金額為樓價的 75%；樓價為港幣 3,000 萬以上的住宅物業的置靈活第一按揭貸款最高金額為樓價的 70% 或港幣 3,000萬，以較低者為準。

The maximum amount of Flexible First Mortgage Loan shall be 80% of the purchase price if the purchase price of the residential property is not more than HK\$18 million. The maximum amount of Flexible First Mortgage Loan shall be 75% of the purchase price if the purchase price of the residential property is over HK\$18 million but not more than HK\$30 million. The maximum amount of Flexible First Mortgage Loan shall be 70% of the purchase price or HK\$30 million (whichever is the lower ) if the purchase price of the residential property is over HK\$30 million.
- (iii) 置靈活第一按揭貸款年期最長為 25 年。  
The maximum tenor of the Flexible First Mortgage Loan shall be 25 years.
- (iv) 置靈活第一按揭貸款須以住宅物業之第一法定按揭作抵押。

The Flexible First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

- (v) 置靈活第一按揭貸款的年利率為(以指定財務機構最終批核為準)：

The annual interest rate of the Flexible First Mortgage Loan shall be (subject to the final approval of the Designated Financing Company):

貸款價值比率 Loan to Value Ratio	年期的首 12個月 The first 12 months of the tenor	年期的13個月至 24個月 The 13th months to 24 months of the tenor	其後 Thereafter
高於 75% 但不高於 80% Higher than 75% but not higher than 80%	P – 2% per annum	P per annum	P + 1.615% per annum
高於 70% 但不高於 75% Higher than 70% but not higher than 75%	P – 2% per annum	P per annum	P + 1.615% per annum
不高於 70% Not higher than 70%	P – 2% per annum	P per annum	P + 1.615% per annum

P 為指定財務機構不時報價之港元最優惠利率，利率浮動，年利率於本價單日期為 5.375%。

P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Designated Financing Company from time to time, subject to fluctuation. As at the date of this price list, P is 5.375% per annum.

- (vi) 買方須按月分期償還置靈活第一按揭貸款。

The Purchaser shall repay the Flexible First Mortgage Loan by monthly instalments.

- (vii) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its/their guarantor(s) (if any), the Designated Financing Company will adjust the loan amount and/or the interest rate.

- (viii) 置靈活第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出置靈活第一按揭貸款有最終決定權。

The Designated Financing Company shall be solely responsible to determine whether to approve the Purchaser's application for the First Mortgage Loan. The Designated Financing Company shall have the final right to decide whether or not to grant the Flexible First Mortgage Loan.

- (ix) 所有置靈活第一按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理置靈活第一按揭貸款的律師費用及雜費。

All legal documents of the Flexible First Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Designated Financing Company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the Flexible First Mortgage Loan.

- (x) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。

The Purchaser shall upon request by the Designated Financing Company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the Purchaser and his guarantor(s) (if applicable).

- (xi) 不論置靈活第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數樓價。  
Irrespective of whether the Flexible First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the purchase price in full in accordance with the agreement for sale and purchase.
- (xii) 置靈活第一按揭貸款受其他條款及細則約束。  
The Flexible First Mortgage Loan is subject to other terms and conditions.
- (xiii) 置靈活第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何轉讓，一概與賣方(瀋隆發展有限公司)無關。以上關於置靈活第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就置靈活第一按揭貸款作出的陳述、保證、承諾、要約或合約條款。賣方在任何情況下均無需就置靈活第一按揭貸款向買方承擔任何責任。  
The Flexible First Mortgage Loan is purely a transaction between the Designated Financing Company and the Purchaser. The Vendor (Great Prosper Development Limited) shall not be involved in any dispute between the Purchaser and the Designated Financing Company. The above information of the Flexible First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or contractual term made by the Vendor or any other parties. Under no circumstance shall the Vendor be liable to the Purchaser in respect of the Flexible First Mortgage Loan.
- (xiv) 置靈活第一按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供置靈活第一按揭貸款而無須向買方給予事先通知。  
The Flexible First Mortgage Loan is subject to quota and availability. The Designated Financing Company shall have the sole and absolute discretion to suspend or terminate the offer of the Flexible First Mortgage Loan at any time without prior notice to the Purchaser.

備註: Notes:

- (1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)而有關還款能力之要求包括但不限於供款與入息比率之上將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
- (2) 所有就購買期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
3. 任何下列住宅物業之買方於住宅物業買賣完成後，購買該指定住宅物業將可獲送以下贈品。本優惠受相關交易文件條款及條件限制。

The Purchaser of any of the following residential properties will receive the following gifts after the completion of the sale and purchase of the residential property. This benefit is subject to the terms and conditions of the relevant transaction documents.

贈品 Gifts	層數 / 單位 Floor / Flat														
	3樓、5樓至7樓 3/F, 5/F - 7/F								8樓至12樓、15樓至20樓 8/F - 12/F, 15/F - 20/F						
	A	B	C	D	E	F	G	H	A	B	C	D	F	G	H
坐廁板 Washlet	1	1	1	1	1	1	1	3	1	1	1	2	1	1	3
濾水器 Water Purifier	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
平板電腦 Tablet	1	-	-	-	-	-	-	1	1	-	-	1	-	-	1
智能喇叭 Smart Speaker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
空氣監察器 Multi air sensor	3	3	2	3	2	3	3	5	3	3	2	4	3	3	5

備註：上表內之數字代表數量「-」代表不提供。

Remark: In the table above, numbers denotes the quantity and the symbol "-" denotes "Not Provided".

4. 延長保養欠妥之處優惠  
Extended Defect Maintenance Offer

若指明住宅物業或裝置、裝修物料及設備(定義見該指明住宅物業之買賣合約)有指明欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約的原則下，買方可於相關住宅物業買賣的成交日期起計 24 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救。如有任何爭議，賣方有最終決定權。惟此「延長保養欠妥之處優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長保養欠妥之處優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the agreement for sale and purchase in respect of the specified residential property, the Purchaser may serve notice to the Vendor, within 24 months after the date of completion of the sale and purchase of the relevant residential property, requiring the Vendor at its own cost and as soon as reasonably practicable to remedy the specified defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the agreement for sale and purchase) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable, non-transferable and subject to other terms and conditions.

(4) (iv) 誰人負責支付買賣期數中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase:

1. 如買方選擇由賣方律師代表買方處理其購買期數中的指明住宅物業的所有法律文件，賣方將支付買方於買賣合約及轉讓契的法律費用(不包括雜費，雜費須由買方支付)。

If the Purchaser instructs the Vendor's solicitors to act for him in respect of all legal documentation in relation to the purchase of the specified residential property in the Phase, the Vendor will bear such solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment (excluding

disbursements, which shall be paid by the Purchaser).

2. 如買方選擇由其他律師(即非賣方律師)於買賣期數中的指明住宅物業代表買方，買賣雙方必須各自承擔其買賣合約及轉讓契的法律費用。  
If the Purchaser chooses to instruct his own solicitors (other than the Vendor's solicitors) to act for him in respect of the purchase of the specified residential property in the Phase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent 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有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation 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) 買方須為就買賣期數中的指明住宅物業簽立任何文件而支付的費用:

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase:

製作、登記及完成有關期數的分公契及管理協議(「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(第 1 標準)而須作出的任何法定聲明的費用、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 Sub-Deed of Mutual Covenant and Management Agreement in respect of the Phase (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 (Scale 1) of ad valorem stamp duty, 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期數中的指明住宅物業的出售過程中行事:

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED  
世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES  
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED  
香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED  
香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED  
美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED  
云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED  
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED  
第一太平戴維斯(香港)有限公司 SAVILLS (HONG KONG) LIMITED  
景鴻環球集團有限公司 EK INTERNATIONAL HOLDINGS LIMITED

請注意: 任何人可委任任何地產代理在購買期數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 Phase. Also, that person does not necessarily have to

appoint any estate agent.

- (6) 賣方就期數指定的互聯網網站的網址為: **www.128waterloo.com.hk**  
The address of the website designated by the Vendor for the Phase is: **www.128waterloo.com.hk**