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**
06/04/2023	**2**

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**
21/08/2023	**2A**	**無 NIL**
10/04/2026	**2B**	**無 NIL**
08/07/2026	**2C**	**無 NIL**
20/10/2026	**2D**	**無 NIL**

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	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	28	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,382,000	379,406 (35,230)	--	0.05 (1);	--	--	--	--	--	--	--	--
	27	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,072,000	372,227 (34,563)	--	0.05 (1);	--	--	--	--	--	--	--	--
	26	*A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,464,000	368,537 (34,229)	--	0.05 (1);	--	--	--	--	--	--	--	--
	25	*A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,307,000	365,022 (33,902)	--	0.05 (1);	--	--	--	--	--	--	--	--
	23	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,351,000	355,528 (33,013)	--	0.05 (1);	--	--	--	--	--	--	--	--
	22	*A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,202,000	352,077 (32,692)	--	0.05 (1);	--	--	--	--	--	--	--	--
	20	*A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,420,000	345,167 (32,058)	--	0.05 (1);	--	--	--	--	--	--	--	--
	19	*A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,271,000	341,832 (31,748)	--	0.05 (1);	--	--	--	--	--	--	--	--
	15	#A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,546,000	325,603 (30,241)	--	0.05 (1);	--	--	--	--	--	--	--	--
	12	#A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,404,000	322,425 (29,946)	--	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	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	8	*A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,582,000	304,025 (28,237)	--	0.05 (1);	--	--	--	--	--	--	--	--
	7	*A	44.674 (481) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,315,000	298,048 (27,682)	--	0.05 (1);	--	--	--	--	--	--	--	--
	28	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	10,524,000	395,996 (36,797)	--	--	--	--	--	--	--	--	--	--
	27	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	10,330,000	388,697 (36,119)	--	--	--	--	--	--	--	--	--	--
	26	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,911,000	372,930 (34,654)	--	--	--	--	--	--	--	--	--	--
	25	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,816,000	369,356 (34,322)	--	--	--	--	--	--	--	--	--	--
	23	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,722,000	365,819 (33,993)	--	--	--	--	--	--	--	--	--	--
	22	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,629,000	362,319 (33,668)	--	--	--	--	--	--	--	--	--	--
	21	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,538,000	358,895 (33,350)	--	--	--	--	--	--	--	--	--	--
	20	*B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,447,000	355,471 (33,031)	--	--	--	--	--	--	--	--	--	--

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	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	19	^ * B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,194,000	345,951 (32,147)	--	--	--	--	--	--	--	--	--	--
	28	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,300,000	393,843 (36,957)	--	--	--	--	--	--	--	--	--	--
	27	*C	26.576 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,895,000	357,676 (33,563)	--	--	--	--	--	--	--	--	--	--
	26	*C	26.576 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,760,000	354,201 (33,237)	--	--	--	--	--	--	--	--	--	--
	25	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,627,000	350,777 (32,915)	--	--	--	--	--	--	--	--	--	--
	23	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,494,000	347,354 (32,594)	--	--	--	--	--	--	--	--	--	--
	22	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,364,000	344,007 (32,280)	--	--	--	--	--	--	--	--	--	--
	21	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,233,000	340,635 (31,964)	--	--	--	--	--	--	--	--	--	--
	20	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,103,000	337,289 (31,650)	--	--	--	--	--	--	--	--	--	--
	19	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,977,000	334,046 (31,345)	--	--	--	--	--	--	--	--	--	--

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	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	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,852,000	330,828 (31,043)	--	--	--	--	--	--	--	--	--	--
	17	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,604,000	324,444 (30,444)	--	--	--	--	--	--	--	--	--	--
	16	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,481,000	321,278 (30,147)	--	--	--	--	--	--	--	--	--	--
	15	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,360,000	318,163 (29,855)	--	--	--	--	--	--	--	--	--	--
	12	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,242,000	315,126 (29,570)	--	--	--	--	--	--	--	--	--	--
	11	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,122,000	312,037 (29,280)	--	--	--	--	--	--	--	--	--	--
	10	*C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,005,000	309,025 (28,998)	--	--	--	--	--	--	--	--	--	--

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".

(a) **無此編號之支付條款 No terms of payment under such numbering.**

(b) **無此編號之支付條款 No terms of payment under such numbering.**

(c) **無此編號之支付條款 No terms of payment under such numbering.**

(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) **無此編號之支付條款 No terms of payment under such numbering.**

(f) **無此編號之支付條款 No terms of payment under such numbering.**

(g) **無此編號之支付條款 No terms of payment under such numbering.**

(h) **無此編號之支付條款 No terms of payment under such numbering.**

(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

(b) 無此編號之項目 No item under such numbering

(c) 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".

(d) 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".

(e) 無此編號之項目 No item under such numbering

(f) 無此編號之項目 No item under such numbering

(g) 協成行以人為本置業優惠

Hip Shing Hong People-Oriented Purchase Benefit

買方可獲額外 7.5%售價折扣優惠作為「協成行以人為本置業優惠」。

An extra 7.5% discount from the Price would be offered to the Purchasers as the "Hip Shing Hong People-Oriented Purchase Benefit".

(h) 無此編號之項目 No item under such numbering

(i) 無此編號之項目 No item under such numbering

(j) 尊尚客戶優惠 （只適用於本價單第 2 部份標有 " ^ " 的住宅物業)

Prestige Client Benefit (Only applicable to residential property(ies) that is/are marked with " ^ " in Part 2 of this price list)

買方可獲額外 0.5%售價折扣優惠作為「尊尚客戶優惠」。

An extra 0.5% discount from the Price would be offered to the Purchasers as the " Prestige Client Benefit ".

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) 無此編號之項目 No item under such numbering

(b) 無此編號之項目 No item under such numbering

(c) 無此編號之項目 No item under such numbering

(d) 租約優惠（只適用於本價單第 2 部份標有 "#" 的住宅物業）
Lease Benefit (Only applicable to residential property(ies) that is/are marked with "#" in Part 2 of this price list)

1. 準買方於簽署住宅物業的臨時合約之前，準買方（必須為個人名義）可就該住宅物業與賣方(作為業主)簽署一份租約(格式及內容由賣方訂明)(「租約」)。
Prior to a prospective purchaser(s) entering into a PASP of a residential property, the prospective purchaser(s) (who must be individual(s)) may enter into the Lease with the Vendor (as landlord) in respect of the residential property.

2. 根據租約，租客將獲授予認購權以本價單第2部份所列明的售價購買該住宅物業(受限於價單(其可能不時更改)指明的任何適用的折扣及任何適用的贈品或任何財務待遇或優惠)，其認購權僅限於租客在租期生效日的3年後行使。如租客未能按照其條款及細則行使認購權，認購權將自動失效而租客將不會得到任何賠償。
Under the Lease, the tenant will be granted an option to purchase the residential property at the price stated in Part 2 of this price list (subject to any applicable discount and together with any applicable gift, or any financial advantage or benefit as specified in this price list (as the same may be revised from time to time)), which option is only exercisable by the tenant after 3 years from the commencement date of the term of the Lease. If the tenant fails to exercise the option to purchase in accordance with its terms and conditions, the option to purchase will lapse automatically and the tenant will not be entitled to any compensation therefor.

3. 租約的其他重要條款如下:-
Other key terms of the Lease are as follows :-

(i) 租金須每年預先繳付。
Rent is payable in advance annually.

(ii) 租約期為 39 個月。
The term of the Lease shall be 39 months.

(iii) 根據租約及其複本應支付之印花稅及/或裁定費及註冊費須由賣方及租客平均承擔。買賣雙方必須負責繳付所有各自就租約及其複本之準備、批核及簽訂而產生 的法律費用。
The stamp duty and/or adjudication fee and registration fee payable on the Lease and its counterpart shall be borne by the Vendor and the tenant in equal

shares. Each party shall bear its own legal costs and expenses in relation to the preparation, approval and execution of the Lease and its counterpart.

(iv) 租客必須負責繳付為住宅物業提供的任何公共事業服務的所有按金及在租期內住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它 年度或經常性性質的開支等。

The tenant shall be responsible to pay all deposits payable in respect of the supply of any utility to the residential property and pay the management fees, government rates and rent, utilities charges, utilities deposits and all other outgoings of an annual or recurring nature during the term of the Lease.

(v) 租客不得將住宅物業分租或再准許予任何其他人士。

The tenant shall not sub-let or sub-license the residential property to any other entity.

4. 租約優惠受其他條款及細則所約束。

The Lease Benefit is subject to other terms and conditions.

(e) 「認購權租金回贈」優惠

Option to Purchase Rental Rebate

(1) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第三十六個月後至租約租期第三十九個月屆滿或之前，根據賣方授予之認購權購買該已出租的住 宅物業，並選擇第(4)(i)段中「先租後買」付款計劃(g)

(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who purchases his/her/their leased residential property pursuant to an option to purchase granted by the vendor after the 36th month of the lease term but on or before the expiration of the 39th month of the lease term and has selected Payment Plan (g) "Lease with Option to Purchase Plan" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 100%租金回贈:-

Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 100% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之租約(格式及內容由賣方訂明);

the purchaser(s) (as tenant) has entered into the Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(ii) 買方為該已出租之住宅物業的現有租客;

the purchaser(s) is the sitting tenant of the residential property;

(iii) 買方在整個含有認購權之租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之租約的條款及細則;

the purchaser(s) has duly performed and observed the terms and conditions of the Lease with Option to Purchase throughout the term of the Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之租約所定義)(格式及內容由賣方訂明並 附夾於含有認購權之租約);

the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Lease with Option to Purchase) to the Vendor (as landlord) in accordance with the Lease with Option to Purchase;

(v) 含有認購權之租約下沒有欠繳租金;及

there is no rental arrears under the Lease with Option to Purchase; and

(vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-
whereby : -

A. 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之租約所定義) 5%之由買方根據含有認購權之租約實際已支付的租金及租金按金直接作為臨時合約下所需支付的臨時 訂金；及
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply the rent and the rental deposit actually paid by the purchaser(s) under the Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly; and

B. 在已出租之住宅物業買賣完成時，由買方根據含有認購權之租約實際已支付的租金總和之 100%及租金按金將直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the leased residential property, 100% of the total sum of the rent and the rental deposit actually paid by the purchaser(s) under the Lease with Option to Purchase will be applied towards settlement of the balance of Transaction Price directly.

2. 為免疑問，買方根據含有認購權之租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權租金回贈受其他條款及細則所約束。
The Option to Purchase Rental Rebate is subject to other terms and conditions.

(f) 無此編號之項目 No item under such numbering

(g) 送贈傢俱優惠 (只適用於發展項目28樓 C 單位)
Free Furniture Offer (only applicable to 28/F Unit C of the Development)

買方可免費獲贈由指定傢俬公司提供如本價單附錄 1 所述並適用於所購指明住宅物業之傢俬和物件(『該傢俬組合』)。
The Purchaser will be provided with the furniture and chattels supplied by the designated furniture company as set out in Annex 1 hereto and applicable to the specified residential property purchased (the "Furniture Package") free of charge.

該等物件現裝設於或放置於上述物業內，並將於物業之買賣成交時以「現狀」由賣方交予買方，「現狀」指該等物件於成交日當天之狀況。賣方或任何代表賣方人士不會就該等物件或其任何部份作出任何保證或陳述，尤其不會該等物件之實際狀況、市值、品質或適用性或任何該等物件是否有良好的效能作出任何保證或陳述。如賣方未能於成交時將該等物件或其中任何部分交予買方(不論基於任何原因)，買方亦不得以此為理由終止或撤銷臨時買賣合約或買賣合約，亦不得以此為理由索求延遲成交或減少物業的樓價。買方仍有責任遵守臨時買賣合約及買賣合約所有條款和條件及按其條款和條件完成買賣物業。若物業之買賣被廢除、取消或撤銷，賣方均沒有責任將任何該等物件交付或交予買方。送贈傢俱優惠受其他條款及條件約束。詳情請參閱相關交易文件。如有爭議，賣方有絕對酌情權作出決定。
The Chattels are now installed at or placed within the said property and will be handed over by the Vendor to the purchaser on the completion of the sale and purchase of the property in an “as is” condition, meaning, the condition the Chattels are or will be as at the date of completion. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, market value, quality or the fitness of any of the Chattels or as to whether any of the Chattels are or will be in working condition. Any failure on the Vendor’s part (due to any reason whatsoever) to deliver or provide the Chattels, or any part thereof, to the purchaser on completion shall not entitle the purchaser to terminate or rescind the preliminary agreement for sale and purchase or the agreement for sale and purchase, nor shall entitle the purchaser to delay completion or to seek any reduction of the purchase price of the property. The purchaser shall still be obliged to perform and comply with all the terms and conditions of the preliminary agreement for sale and purchase and agreement for sale and purchase to complete the purchase of the property in accordance with the terms and conditions contained therein. Should the sale and purchase of the property be annulled, cancelled or rescinded, the Vendor shall not be obliged to deliver or hand over any of the Chattels to the purchaser. The Free Furniture Offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details. The Vendor shall have the absolute discretion in case of dispute.

(h) 管理費回贈優惠

Management Fee Rebate Benefit

如買方購買任何本價單所列之住宅物業，則受下述條款所限下買方可根據下列表格享有獲買方提供的管理費回贈優惠（「該管理費回贈」）。賣方會將該管理費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管理費回贈予買方）。

If the Purchaser purchases any of the residential properties listed in this price list, then subject to the terms below, the Purchaser will be entitled to a management fee rebate provided by the Vendor in the amount according to the table below ("the Management Fee Rebate"). [The Management Fee Rebate will be applied directly towards part payment of the balance of the purchase price (or pay the Management Fee Rebate to the Purchaser in any other manner as the Vendor may decide from time to time).]

該等住宅物業之買方並必須依照臨時買賣合約簽署正式 買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款及按正式買賣合約完成購買物業，方可獲得本優惠。

The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase and complete the purchase in accordance with the terms of the agreement for sale and purchase.

Floor 樓層	Flats 單位	Management Fee Rebate Amount 管理費回贈金額
3, 21, 22, 23, 27, 28	A	HK$66,600 (港幣66,600元正)
19, 20, 25, 26	A	HK$68,160 (港幣68,160元正)
2, 15, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28	B	HK$40,320 (港幣40,320元正)
5, 8, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28	C	HK$58,920 (港幣58,920元正)

(i) 新居電器現金回贈優惠

New Home Appliance Cash Rebate Benefit

如買方購買任何本價單所列之住宅物業，則下述條款所限下買方可根據下列表格享有獲買方提供的新居電器現金回贈優惠（「該新居電器現金回贈」）。

If the Purchaser purchases any of the residential properties listed in this price list, then subject to the terms below, the Purchaser will be entitled to a "New Home Appliance Cash Rebate Benefit" provided by the Vendor in the amount according to the table below ("the New Home Appliance Cash Rebate").

該等住宅物業之買方並必須（一）依照臨時買賣合約簽署正式 買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款及按正式買賣合約完成購買物業； 及（二）於欠妥之處的保養責任期滿後，如果買方未提出要求並確認不會要求賣方修復該物業該的任何欠妥之處，方可獲得本優惠。[買方須於成交日期後的六至九個月內，以書面向賣方申請新居電器現金回贈，賣方會於收到申請並證實有關資料無誤後將新居電器現金回贈支付予買方。]

The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has (i) signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase and complete the purchase in accordance with the terms of the agreement for sale and purchase; and (ii) after the expiry of the defect warranty period if the Purchaser has not requested and confirms that he will not request the Vendor to make good any defect in the property. [The Purchaser shall apply to the Vendor in writing for the New Home Appliance Cash Rebate Benefit within 6 to 9 months after the date of completion. After the Vendor has received the application and duly verified the information to be correct, the Vendor will pay to the Purchaser the New Home Appliance Cash Rebate.]

Unit of Residential Property 住宅物業單位	Amount of Cash Rebate Benefit 現金回贈優惠金額
Unit B B單位	HK$150,000 港幣15萬元正
Unit A or Unit C A單位 或 C單位	HK$300,000 港幣30萬元正

(j) 芳菲租務安排優惠（只適用於本價單第 2 部份標有 " * " 的住宅物業) (不適用於該住宅物業單位的現有租客)
Madera Garden Leasing Arrangement Benefit (Only applicable to residential property(ies) that is/are marked with " * " in Part 2 of this price list) (Not applicable to existing tenant of the residential property)

a. 受下列條件所規限，如該住宅物業單位以現有租約形式出售，買方有權獲得租金回報回贈（「芳菲租務安排回贈」）。
Subject to the conditions set out below, the Purchaser shall be entitled to a rental return rebate in the event that the residential property is sold subject to an existing tenancy agreement ("the Madera Garden Leasing Arrangement Rebate").

b. 芳菲租務安排回贈的計算方式如下:
The Madera Garden Leasing Arrangement Rebate shall be calculated as follows:-

「假定回報」與「合約租金回報」之差額，其中:
The Difference between the amount of Presumed Yield and the amount of Contract Yield whereas:-

(i) 「假定回報」指住宅物業成交金額的 4%
Presumed Yield means 4% of the Transaction Price of the residential property.

(ii) 「合約租金回報」指由成交日期起一年的期間內，根據有關租約所載由租客應付的租金總額。
Contract Yield means the total amount of rent as stated in the relevant tenancy agreement payable by the tenant during the period of one year from the date of completion.

為免生疑，如「合約租金回報」金額高於「假定回報」金額，買方將不會獲發芳菲租務安排回贈。
For the avoidance of doubt, if the amount of Contract Yield is larger than the amount of Presumed Yield, the Purchaser shall not be entitled to the Madera Garden Leasing Arrangement Rebate.

c. 在買方按正式買賣合約(如適用，包括所有經修訂的正式買賣合約及補充合約) (「正式合約」)付清每個相關住宅物業的樓價為前提下及受與芳菲租務安排優惠有關的文件(包括確認書(如有))的條款所約束及按正式買賣合約完成購買物業，買方可獲賣方提供芳菲租務安排優惠。
Subject to the full settlement of the purchase price of each relevant residential property in accordance with the formal Agreement for Sale and Purchase (if applicable, including all revised Agreement(s) for Sale and Purchase and supplemental agreement(s)) ("the Agreement") and other terms of documents (including confirmation letters (if any)) in respect of the Madera Garden Leasing Arrangement Benefit and completion of the purchase in accordance with the terms of the Agreement, the Purchaser will be entitled to the Madera Garden Leasing Arrangement Benefit offered by the Vendor.

d. 為免生疑，並就計算「合約租金回報」之目的而言，自成交日期起計一年期間內應付租金之計算，應以有關租約中所載的租金為準，而不論以下情況:- (i)該租金是否已包括或不包括差餉、地租、管理費及／或公用事業收費; (ii) 租客有否於成交後拖欠租金; 及(iii)相關租賃之年期是否早於相關相約所載之原到期日（「原到期日」）屆滿或因任何原因早於「原到期日」被終止。
For the avoidance of doubt and for the purpose of calculation of the Contract Yield, the rent payable for the period of one year from the date of completion shall be the rent as stated in the relevant tenancy agreement and is irrespective of:- (i) whether rent is inclusive/exclusive of the rates, Government rent and management fees and/or utility charges; (ii) whether the tenant has any default in the payment of rent after completion; and (iii) whether the term of the relevant tenancy expires or is determined for whatever reasons earlier than the original expiry date ("Original Expiry Date") as stated in the relevant tenancy agreement

e. 如有爭議，賣方有權決定芳菲租務安排回贈的金額，有關決定為最終決定並對買方具有約束力。
In case of dispute, the Vendor has the right to determine the amount of the Madera Garden Leasing Arrangement Rebate, and such determination shall be final and binding on the Purchaser.

f. 為免生疑:-
For the avoidance of doubt:-

(i) 如買方已享有芳菲租務安排優惠，將不會同時享有芳菲交吉安排優惠，反之亦然。
If the Purchaser has already enjoyed Madera Garden Leasing Arrangement Benefit, he/she will not enjoy Madera Garden Vacant Possession Benefit at the same time, and vice versa.

(ii) 如現有租約因任何原因於成交前終止，或其租期於成交前屆滿，就計算芳菲租務安排回贈而言「合約租金回報」將被視為零。在此情況下買家可享有金額為住宅物業成交金額4%的芳菲租務安排優惠。
In the event that the existing tenancy agreement terminates for whatever reason before completion or otherwise the term of the existing tenancy agreement expires before completion, the Contract Yield shall be deemed as zero for the purpose of calculation of The Madera Garden Leasing Arrangement Rebate. In such circumstances, the Purchaser is entitled to the Madera Garden Leasing Arrangement Rebate at the rate of 4% of the Transaction Price of the residential property.

(iii) 如買方於成交日期起計一年期間內實際已收取或應收取之租金，與相關租約所訂明租客於成交日期起計一年期間內應付之租金總額有所差異，買方同意芳菲租務安排回贈將繼續按照上文第 (b) 項所載之公式計算，且買方不得就該等計算提出任何異議。
If the actual rent received or receivable by the Purchaser during the period of one year from the date of completion differs from the total amount of rent as stated in the relevant tenancy agreement payable by the tenant during the period of one year from the date of completion, the Purchaser agrees that the Madera Garden Leasing Arrangement Rebate shall continue to be calculated in accordance with the formula set out in item b above, and the Purchaser shall not raise any objection to such calculation.

(iv) 就芳菲租務安排優惠而言，如該住宅物業單位於臨時買賣合約中指明以現有租約形式出售，則該住宅物業單位即視為以現有租約形式出售。
For the purpose of Madera Garden Leasing Arrangement Rebate, the residential property is deemed to be sold subject to an existing tenancy agreement if it is stated so in the preliminary agreement for sale and purchase.

(v) 「合約租金回報」乃計算至「原到期日」或自成交日期起計一年為止（以較早者為準）。
The Contract Yield is calculated up to the Original Expiry Date or one year from the date of completion, whichever is the earlier.

(k) 芳菲交吉安排優惠 (不適用於該住宅物業單位的現有租客)
Madera Garden Vacant Possession Benefit (Not applicable to existing tenant of the residential property)

a. 受下列條件所規限，如該住宅物業單位以交吉形式出售，買方有權獲得交吉回贈（「芳菲交吉安排回贈」）。
Subject to the conditions set out below, the Purchaser shall be entitled to a vacant possession rebate in the event that the residential property is sold with vacant possession ("the Madera Garden Vacant Possession Rebate").

b. 芳菲交吉安排回贈指住宅物業成交金額的 4%。
The Madera Garden Vacant Possession Rebate means 4% of the Transaction Price of the residential property.

c. 在買方按正式買賣合約(如適用，包括所有經修訂的正式買賣合約及補充合約) (「正式合約」)付清每個相關住宅物業的樓價為前提下及受與芳菲交吉安排優惠有關的文件(包括確認書(如有))的條款所約束及按正式買賣合約完成購買物業，買方可獲賣方提供芳菲交吉安排優惠。
Subject to the full settlement of the purchase price of each relevant residential property in accordance with the formal Agreement for Sale and Purchase (if applicable, including all revised Agreement(s) for Sale and Purchase and supplemental agreement(s)) ("the Agreement") and other terms of documents (including confirmation letters (if any)) in respect of the Madera Garden Vacant Possession Benefit and completion of the purchase in accordance with the terms of the Agreement, the Purchaser will be entitled to the Madera Garden Vacant Possession Benefit offered by the Vendor.

d. 如有爭議，賣方的決定須為最終及對買方具有約束力。
In case of dispute, Vendor's decision shall be final and binding on the Purchaser.

e. 為免生疑，如買方已享有芳菲交吉安排優惠，將不會同時享有芳菲租務安排優惠，反之亦然。
For the avoidance of doubt, if the Purchaser has already enjoyed Madera Garden Vacant Possession Benefit, he/she will not enjoy Madera Garden Leasing Arrangement Benefit at the same time, and vice versa.

(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

附錄 1
Annex 1

只適用於以下單位之買方:
Only applicable to the purchasers of the following unit :
28 樓 C 單位 Flat C on 28th Floor

位置 Location	項目 Items	數量 Quantity
開放式廚房 Open Kitchen	裝飾物 Decorative Object	6
	書 Book	1
	杯 Cup	3
	杯 Cup	3
	托盤 Tray	2
	調味料容器 Seasoning Container	2
	水壺 Water Pot	1
	煮食廚具套裝 Cooking Utensil Set	1
	花瓶及裝飾花 Vase With Decorative Flower	1
浴室 Bathroom	托盤 Tray	1
	沐浴用品 Toiletries	2
	毛巾 Towel	2
	容器 Container	2
	香薰 Diffuser	1
	花瓶及裝飾花V ase With Decorative Flower	1
客廳 Living Room	椅子 Chair	2
	花瓶及裝飾花 Vase With Decorative Flower	3
	香薰 Diffuser	1
	咕啞 Cushion	2
	儲物櫃 Cabinet	3
	沙發 Sofa	1
	相架 Photo Frame	1
	畫 Painting	2
	書 Book	13
	層架 Shelf	4
	托盤 Tray	1
	捲簾 Roller Blind	2
	裝飾物 Decorative Object	11
	茶几 Coffee Table	1
	喇叭 Speaker	2

	鏡 Mirror	1
睡房 Bedroom	裝飾物 Decorative Object	12
	牆燈 Wall Lamp	1
	托盤 Tray	9
	枱燈 Tabe Lamp	2
	相架 Photo Frame	2
	氈 Rug	2
	香薰 Diffuser	1
	櫈 Chair	1
	牆壁裝飾 Wall Decoration	2
	床單 Fitted Sheet	1
	枕頭套 Pillow Caser	4
	枕頭芯 Pillow Filler	4
	被 Duvet	1
	被套 Duvet Cover	1
	床褥 Mattress	1
	床台 Bed Frame	1
	咕啞 Cushion	2
	毛巾 Towel	1
	茶几 Coffee Table	2
	盒子 Box	14
	書桌 Fitted Desk	1
	衣架 Hanger	4
	衣物 Clothes	4
	衣櫃 Fitted Wardrobes	1
	書 Book	12
	花瓶及裝飾花 Vase With Decorative Flower	3
	喇叭 Speaker	2
	筆記型電 Laptop	1
	鏡 Mirror	1
	枱墊 Table Mat	1
	窗簾 Curtain	2
	窗紗 Window Screen	2