

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	譽林 Garden Crescent	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	窩打老道93號 93 Waterloo Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			56

印製日期 Date of Printing	價單編號 Number of Price List
31/10/2023	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
31 May 2024	1A	
10 July 2024	1B	
19 May 2025	1C	√
28 May 2025	1D	
2 September 2025	1E	
6 October 2025	1F	
16 January 2026	1G	
8 April 2026	1H	

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

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (sq. ft.)									
						空調機房 Air- conditioning plant room	窗台 Bay Window	閣樓 Clock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrance	庭院 Yard
大廈名稱 Block Name	樓層 Floor	單位 Unit													
譽林 Garden Crescent	5樓 5/F	A#	64.874 (698) Balcony 露台: 2.285 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	16,560,000	255,264 (23,725)										
譽林 Garden Crescent	5樓 5/F	B#	70.065 (754) Balcony 露台: 2.405 (26) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	17,835,000 18,727,000	254,549 (23,654) 267,280 (24,837)										
譽林 Garden Crescent	5樓 5/F	C#	45.864 (494) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	10,028,000	218,646 (20,300)										
譽林 Garden Crescent	5樓 5/F	D	28.455 (306) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	6,368,000	223,792 (20,810)										
譽林 Garden Crescent	6樓 6/F	A#	64.874 (698) Balcony 露台: 2.285 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	16,725,000	257,807 (23,961)										
譽林 Garden Crescent	6樓 6/F	B#	70.065 (754) Balcony 露台: 2.405 (26) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	18,013,000	257,090 (23,890)										
譽林 Garden Crescent	6樓 6/F	C#	45.864 (494) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	10,249,000	223,465 (20,747)										
譽林 Garden Crescent	6樓 6/F	D	28.455 (306) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	6,502,000	228,501 (21,248)										

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area)									
						平方米 (平方呎) sq. meter (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 Clock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrance	庭院 Yard
譽林 Garden Crescent	7樓 7/F	A#	64.874 (698)	16,907,000	260.613- (24,222)										
			Balcony 露台: 2.285 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	17,753,000	273,654 (25,434)										
譽林 Garden Crescent	7樓 7/F	B#	70.065 (754)	18,210,000	259,902- (24,151)										
			Balcony 露台: 2.405 (26) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	19,121,000	272,904 (25,359)										
譽林 Garden Crescent	7樓 7/F	C#	45.864 (494)	10,460,000	228,066 (21,174)										
			Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -												
譽林 Garden Crescent	7樓 7/F	D	28.455 (306)	6,642,000	233,421 (21,706)										
			Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -												
譽林 Garden Crescent	8樓 8/F	A#	64.874 (698)	17,088,000	263,403- (24,481)										
			Balcony 露台: 2.285 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	17,943,000	276,582 (25,706)										
譽林 Garden Crescent	8樓 8/F	B#	70.065 (754)	18,388,000	262,442 (24,387)										
			Balcony 露台: 2.405 (26) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -												
譽林 Garden Crescent	8樓 8/F	C#	45.864 (494)	10,565,000	230,355 (21,387)										
			Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -												
譽林 Garden Crescent	8樓 8/F	D	24.193 (260)	5,983,000	247,303 (23,012)										
			Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -												

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)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (sq. ft.)										
						空調機房 Air- conditioning plant room	窗台 Bay Window	閣樓 Clock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrance	庭院 Yard	
譽林 Garden Crescent	8樓 8/F	E#	62.359 (671) Balcony 露台: 2.081 (22) Utility Platform 工作平台: - Verandah 陽台: -	15,328,000 16,095,000	245,803- (22,844) 258,102 (23,987)											
譽林 Garden Crescent	9樓 9/F	A#	64.874 (698) Balcony 露台: 2.285 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	17,583,000	271,033 (25,191)											
譽林 Garden Crescent	9樓 9/F	B#	70.065 (754) Balcony 露台: 2.405 (26) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	18,940,000	270,320 (25,119)											
譽林 Garden Crescent	9樓 9/F	C#	45.864 (494) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	11,020,000	240,276 (22,308)											
譽林 Garden Crescent	9樓 9/F	D	24.193 (260) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	6,047,000	249,948 (23,258)											
譽林 Garden Crescent	9樓 9/F	E#	58.049 (625) Balcony 露台: 2.081 (22) Utility Platform 工作平台: - Verandah 陽台: -	14,416,000	248,342 (23,066)				3.844 (41)							
譽林 Garden Crescent	10樓 10/F	A#	64.874 (698) Balcony 露台: 2.285 (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	17,764,000	273,823 (25,450)											
譽林 Garden Crescent	10樓 10/F	B#	70.065 (754) Balcony 露台: 2.405 (26) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	19,137,000 20,094,000	273,132- (25,381) 286,791 (26,650)											

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (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 Clock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrance	庭院 Yard
譽林 Garden Crescent	10樓 10/F	C#	45.864 (494) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	11,825,000 12,417,000	257,827 (23,937) 270,735 (25,136)										
譽林 Garden Crescent	10樓 10/F	D	24.193 (260) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	6,292,000	260,075 (24,200)										
譽林 Garden Crescent	10樓 10/F	E#	59.549 (641) Balcony 露台: 2.081 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	15,148,000	254,379 (23,632)										
譽林 Garden Crescent	11樓 11/F	D	24.193 (260) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	6,449,000	266,565 (24,804)										
譽林 Garden Crescent	11樓 11/F	E#	59.549 (641) Balcony 露台: 2.081 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	15,602,000 16,383,000	262,003 (24,340) 275,118 (25,559)										
譽林 Garden Crescent	12樓 12/F	E#	59.549 (641) Balcony 露台: 2.081 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	15,753,000 16,541,000	264,538 (24,576) 277,771 (25,805)										

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，以了解該發展項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日訂立臨時買賣合約，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.

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(或買賣合約或經修訂的買賣合約)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，皆以進位方式換算至千位數作為樓價。買方須於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 (or the agreement for sale and purchase or the supplemental agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded up to the nearest thousand to determine the purchase price. The Purchaser must choose the same payment method for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4) (i) 支付條款

The terms of payment

買方於簽署臨時買賣合約時須支付相等於樓價的5%之金額作為臨時訂金。其中港幣\$300,000之部份臨時訂金以銀行本票，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「Johnson Stokes & Master」或「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay a preliminary deposit equivalent to 5% of the purchase price. Part of the preliminary deposit in the sum of HK\$300,000 shall be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Johnson Stokes & Master" or "孖士打律師行".

(a) 90天付款計劃 (可獲5%的售價折扣優惠) 90-day Payment Plan (5% discount on price)

1. 樓價5%(臨時訂金)於簽署臨時買賣合約時支付。
5% of the purchase price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2. 樓價5%(加付訂金)於簽署臨時買賣合約的日期後30日內支付。
5% of the purchase price (further deposit) to be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後90日內支付。
90% of the purchase price (balance of the purchase price) to be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

(b) 365天付款計劃 (可獲2%的售價折扣優惠) 365-day Payment Plan (2% discount on price)

1. 樓價5%(臨時訂金)於簽署臨時買賣合約時支付。
5% of the purchase price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2. 樓價5%(加付訂金)於簽署臨時買賣合約的日期後30日內支付。
5% of the purchase price (further deposit) to be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 樓價5%(加付訂金)於簽署臨時買賣合約的日期後60日內支付。
5% of the purchase price (further deposit) to be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
4. 樓價5%(加付訂金)於簽署臨時買賣合約的日期後150日內支付。
5% of the purchase price (further deposit) to be paid within 150 days after the date of the signing of the preliminary agreement for sale and purchase.
5. 樓價80%(樓價餘額)於簽署臨時買賣合約的日期後365日內支付。
80% of the purchase price (balance of the purchase price) to be paid within 365 days after the date of the signing of the preliminary agreement for sale and purchase.

(c) 730天付款計劃 (可獲1%的售價折扣優惠) 730-day Payment Plan (1% discount on price)

1. 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of the purchase price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2. 樓價 5% (加付訂金)於簽署臨時買賣合約後 30 日內支付。
5% of the purchase price (further deposit) to be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% (部份樓價) 於簽署臨時買賣合約後 60 日內支付。
5% of purchase price (part payment) to be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% (部份樓價)於簽署臨時買賣合約後 150 日內支付。
5% of purchase price (part payment) to be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價2% (部份樓價) 於簽署臨時買賣合約後 270 日內支付。
2% of purchase price (part payment) to be paid within 270 days after the date of signing of the preliminary agreement for sale and purchase.

6. 樓價2% (部份樓價) 於簽署臨時買賣合約後 360 日內支付。
2% of purchase price (part payment) to be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價 2% (部份樓價) 於簽署臨時買賣合約後 450日內支付。
2% of purchase price (part payment) to be paid within 450 days after the date of signing of the preliminary agreement for sale and purchase.
8. 樓價 2% (部份樓價) 於簽署臨時買賣合約後 540 日內支付。
2% of purchase price (part payment) to be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.
9. 樓價 2% (部份樓價) 於簽署臨時買賣合約後 630 日內支付。
2% of purchase price (part payment) to be paid within 630 days after the date of signing of the preliminary agreement for sale and purchase.
10. 樓價 70% (樓價餘額)於簽署臨時買賣合約後 730 日內支付。
70% of purchase price (balance of purchase price) to be paid within 730 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎：

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

請見以上第(4)(i)段之付款計劃。

Please see the payment plans in paragraph (4)(i) above.

(a) 付款計劃折扣 Payment Plan Discount

選擇以上第(4)(i)(a)或(4)(i)(b)段的付款計劃之買方可獲額外2%的售價折扣優惠。

Purchaser who selects the payment plan specified in paragraph (4)(i)(a) or (4)(i)(b) above will be offered an extra 2% discount on the price.

(b) 印花稅折扣 Stamp Duty Discount

選擇以上第(4)(i)(a), (4)(i)(b)或(4)(i)(c)段的付款計劃之買方可獲額外3%的售價折扣優惠。

Purchaser who selects the payment plan specified in paragraph (4)(i)(a), 4)(i)(b) or 4(i)(c) above will be offered an extra 3% discount on the price.

(c) 家具折扣優惠 (僅適用於選擇第(4)(i)(a)或(4)(i)(b)段的付款計劃及購買指定單位的買方) Furniture Discount Offer (only applicable to the Purchaser who selects the payment plan specified in paragraph (4)(i)(a) or (4)(i)(b) above and purchases designated units)

(i) 如買方於簽署臨時買賣合約時選擇家具折扣優惠，買方可按以下列表獲得售價折扣。售價將先扣除下表折扣優惠，再計算本價單其他適用的折扣優惠。如有任何爭議，賣方之決定為最終並對買方有約束力。

If the Purchaser chooses the Furniture Discount Offer upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered discount on the price according to the table below.

The discount in the table below shall first be deducted from the price before all other applicable discount(s) mentioned in this price list are applied. In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

(ii) 如買方於簽署臨時買賣合約時不選擇家具折扣優惠，則買方可享有第(4)(iii)(4)段所述之家具優惠。為免疑問，就購買每個住宅物業，買方只可享有家具折扣優惠或家具優惠的其中一項。

If the Purchaser does not choose the Furniture Discount Offer upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(iii)(4).

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Discount Offer or the Furniture Benefit.

(iii) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

單位類型 Unit Type	售價折扣 Discount on the Price	適用付款計劃 Applicable payment plan
開放式(即 8 樓至 11 樓 D 單位) Studio (i.e. Unit D on 8/F to 11/F)	港幣\$98,000 HK\$98,000	Payment plan specified in paragraph (4)(i)(b) above
一房(即 5 樓至 7 樓 D 單位) One-bedroom (i.e. Unit D on 5/F to 7/F)	港幣\$118,000 HK\$118,000	Payment plan specified in paragraph (4)(i)(a) or (4)(i)(b) above
兩房(即 5 樓至 10 樓 C 單位) Two-bedroom (i.e. Unit C on 5/F to 10/F)	港幣\$198,000 HK\$198,000	Payment plan specified in paragraph (4)(i)(a) or (4)(i)(b) above
三房 (即 5 樓至 10 樓 A 及 B 單位 及 8 樓至 12 樓 E 單位) Three-bedroom (i.e. Unit A & B on 5/F to 10/F and Unit E on 8/F- 12/F)	港幣\$228,000 HK\$228,000	Payment plan specified in paragraph (4)(i)(a) or (4)(i)(b) above

(d) 優待三房單位折扣優惠 (僅適用於選擇第(4)(i)(a)段的付款計劃) Premium Three-bedroom Unit Discount Offer (only applicable to the Purchaser who selects the payment plan specified in paragraph (4)(i)(a) above)

如果買方於2026年6月30日或之前簽署臨時買賣合約購買本價單任何指明住宅物業，可獲得6%售價折扣優惠。如有任何爭議，賣方之決定為最終並對買方有約束力。

If the Purchaser signs the Preliminary Agreement for Sale and Purchase on or before June 30, 2026 to purchase any of the specified residential properties in this price list, they will be eligible for a 6% discount on the price.

In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

(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

(1) [Not applicable. 不適用。]

(2) 成交優惠 (僅適用於選擇730天付款計劃之買方)

Completion Benefit (only applicable to the Purchaser who selects 730-day Payment Plan)

如買方選擇以上第4(i)(c)段的付款計劃並提前於買賣合約訂明的成交日之前按買賣合約條款完成交易及付清樓價和其他款項，買方可根據以下列表獲賣方送出現金回贈優惠，惟買方必須於付清樓價及預算成交日之前不少於30天以書面通知賣方。現金回贈(如送出)將於成交時直接用於支付樓價。成交優惠受其他條款及細則所約束。

If the Purchaser who chooses payment plan specified in paragraph 4(i)(c) above completes the purchase of the residential property and pays the purchase price and other payments in accordance with the terms and conditions of the agreement for sale and purchase in advance of the date of completion as specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate to be offered by the Vendor according to the table below provided that the Purchaser shall give a written notice to the Vendor not less than 30 days before payment of the purchase price and the intended date of completion. The cash rebate (if offered) will be applied for payment of the balance of the purchase price payable by the Purchaser upon completion. The Completion Benefit is subject to other terms and conditions.

完成交易及付清樓價和其他款項之日期 Date of completion and full payment of the purchase price and other payments	現金回贈金額 Amount of cash rebate
簽署臨時買賣合約的90日內支付 Within 90 days after the signing of the preliminary agreement for sale and purchase.	樓價之6% 6% of the purchase price
簽署臨時買賣合約的180日內支付 Within 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價之4% 4% of the purchase price
簽署臨時買賣合約的365日內支付 Within 365 days after the date of signing of the preliminary agreement for sale and purchase.	樓價之3% 3% of the purchase price

(3) 提前入住優惠 (僅適用於選擇 365天付款計劃或730 天付款計劃之買方)

Early Move-in Offer (only applicable to the Purchaser who selects 365-day Payment Plan or 730-day Payment Plan)

賣方可(按其絕對的酌情權)根據以下條款給予買方許可證以准許買方於住宅物業的買賣成交前入住住宅物業：

The Vendor may (at its absolute discretion) grant a licence to the Purchaser to move-in the residential property as a licensee prior to completion of purchase of the residential property, subject to the following terms:

- (i) 買方須根據買賣合約已向賣方繳付不少於樓價之15%；
The Purchaser shall have paid to the Vendor not less than 15% of purchase price in accordance with the agreement for sale and purchase;
- (ii) 買方須簽署一份許可協議及補充協議，格式由賣方訂明，買方不得要求任何修改。入住開始日期由賣方按其絕對的酌情權決定；
A Licence Agreement and Supplemental Agreement in prescribed forms of the Vendor shall be signed by the Purchaser without amendment. The move-in date is to be determined by the Vendor in its absolute discretion.
- (iii) 買方須向賣方支付(如買方選擇365天付款計劃)相等於樓價5%或(如買方選擇730天付款計劃)相等於樓價10%作為准用許可費以上期形式繳交。准用許可費不設退還，但在買方未有違反准用許可協議的任何條款及按買賣合約條款完成交易為前提下，所付之准用許可費將全數以回贈形式於成交時用以支付部份樓價餘額。
The Purchaser shall separately pay to the Vendor a licence fee equivalent to (if the Purchaser selects 365-day Payment Plan) 5% of the purchase price or (if the Purchaser selects 730-day Payment Plan) 10% of the purchase price in advance. The licence fee shall be non-refundable but subject to there being no breach of any terms and conditions under the Licence Agreement and the Purchaser completing the sale and purchase in accordance with the terms and conditions of the agreement for sale and purchase, a rebate amount equivalent to the licence fee paid will be made available to Purchaser and applied as part payment of the balance of the purchase price upon completion.
- (iv) 買方須同意負責所有法律費用(包括就許可協議及補充協議而產生的印花稅裁定費、印花稅(如有))、簽訂准用許可協議及補充協議之律師費；
The Purchaser shall bear all legal costs and expenses (including stamp duty adjudication fee and stamp duty (if any) arising from the Licence Agreement and the Supplemental Agreement) and the legal costs for the preparation and execution of the Licence Agreement and the Supplemental Agreement;
- (v) 在許可期內，買方另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;
- (vi) 其他賣方施加的條款及條件；及
Other terms and conditions as may be imposed by the Vendor; and
- (vii) 賣方有絕對酌情權批核或拒絕買方之申請。無論買方是否獲提前入住優惠，買方仍須按買賣合約的條款完成購買住宅物業。
The Vendor shall have absolute discretion to approve or reject the Purchaser's application. Irrespective of whether the Purchaser is granted the Early Move-in Offer, the Purchaser shall complete the purchase of the residential property in accordance with the terms of the agreement for sale and purchase.

(4) 家具優惠 (僅適用於選擇第(4)(i)(a)或第(4)(i)(b)段的付款計劃及購買指定單位的買方) Furniture Benefit (only applicable to the Purchaser who selects the payment plan specified in paragraph (4)(i)(a) or paragraph (4)(i)(b) above and purchases designated units)

如買方符合獲得第(4)(ii)(c)段所述之家具折扣優惠的資格，但買方於簽署臨時買賣合約時不選擇家具折扣優惠，則買方可獲家具優惠。有關優惠，一經選擇，任何情況下不得更改。為免疑問，就購買每個住宅物業，買方只可享有第(4)(ii)(c)段所述之家具折扣優惠或家具優惠的其中一項。
If the Purchaser is eligible for the Furniture Discount Offer as set out in paragraph (4)(ii)(c) but the Purchaser does not choose the Furniture Discount Offer upon signing of preliminary agreement for sale and purchase, the Purchaser will be eligible for the Furniture Benefit. The relevant benefit, once selected, shall not be changed under any circumstances. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Discount Offer as set out in paragraph (4)(ii)(c) or the Furniture Benefit.

家具優惠由賣方安排並由Indigo Living Limited (“Indigo”) (“指定家具供應商”)提供。買方在按買賣合約完成買賣交易的情況下，可免費獲贈下表所列明的適用於其購買的住宅物業之裝飾、家具和物件(「該家具」)。有關該家具優惠的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬供應商查詢。

The Furniture Benefit is arranged by the Vendor and provided by Indigo Living Limited ("Indigo") ("designated furniture provider"). Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as listed in the table below (the “Furniture”) free of charge. For details (including without limitation the design, colour and materials) of the Furniture Benefit, please enquire with the designated furniture provider.

買方須付清住宅物業之樓價及按買賣合約完成住宅物業買賣，不管：

The Purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase irrespective of whether:

- (a) 就家具優惠有否引起任何爭議；及
there is any dispute arising from the Furniture Benefit; and
- (b) 指定家具供應商交付予買方的所有或任何該家具是否與家具優惠之條款一致。
all or any of the Furniture delivered by designated furniture providers to the Purchaser is in accordance with the terms of the Furniture Benefit.

賣方或其代表不會就家具優惠及該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。如買方對該家具有任何異議或質詢，應直接聯絡指定家具供應商。

The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture provider directly.

家具優惠受其他條款及細則約束。賣方不會就家具優惠及/或該家具導致任何直接或間接的損失承擔任何責任。

The Furniture Benefit is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

樓層 Floor	單位 Unit	單位類型 Unit Type	位置 Location	家具 Furniture	數量 Quantity
8樓至11樓 8/F - 11/F	D	開放式 Studio	飯廳 Dining Room	枱 Table	1 件/pc
				餐椅 Chair	2 件/pc
				衣櫃組合 Wardrobe	1 組/set
			客廳 Living Room	梳化 2 Seater Sofa	1 件/pc
				電視櫃 TV Unit	1 件/pc
				吊燈 Ceiling Lamp	1 件/pc
			主人房 Master Bedroom	雙人床連床褥 Double Bed with Mattress	1 件/pc
				床頭櫃 Bedside	1 件/pc
				吊燈 Pendant Lamp	1 件/pc
5樓至7樓 5/F - 7/F	D	一房 One-bedroom	客廳 Living Room	梳化 2 Seater Sofa	1 件/pc
				電視櫃 TV Unit	1 件/pc
				吊燈 Ceiling Lamp	1 件/pc
			主人房 Master Bedroom	雙人床連床褥 Double Bed with Mattress	1 件/pc
				書枱 Desk	1 件/pc
				衣櫃 Closet	2 件/pc
				吊燈 Pendant Lamp	1 件/pc
				餐椅 Chair	1 件/pc

樓層 Floor	單位 Unit	單位類型 Unit Type	位置 Location	家具 Furniture	數量 Quantity
5樓至10樓 5/F - 10/F	C	兩房 Two-bedroom	門廳 Foyer	案几 Console Table	1 件/pc
			飯廳 Dining Room	餐枱 Dining Table	1 件/pc
				餐椅 Chair	2 件/pc
				吊燈 Ceiling Lamp	1 件/pc
			客廳 Living Room	梳化 2 Seater Sofa	1 件/pc
				茶几 Table	1 件/pc
				電視櫃 TV Unit	1 件/pc
				吊燈 Ceiling Lamp	1 件/pc
			主人房 Master Bedroom	雙人床連床褥 Double Bed with Mattress	1 件/pc
				床頭櫃 Bedside Table	1 件/pc
				開放式衣櫃 Open Shelf with 2 Drawers	1 件/pc
				枱燈 Table Lamp	1 件/pc
				吊燈 Ceiling Lamp	1 件/pc
			睡房 1 Bedroom 1	單人床連床褥 Single Bed with Mattress	1 件/pc
				開放式衣櫃 Open Shelf with 2 Drawers	1 件/pc
落地燈 Floor Lamp	1 件/pc				
吊燈 Pendant Lamp	1 件/pc				

樓層 Floor	單位 Unit	單位類型 Unit Type	位置 Location	傢俱和物件 Furniture and Chattels	數量 Quantity
5樓至10樓 5/F - 10/F	A	三房 Three-bedroom	飯廳 Dining Room	餐枱 Dining Table	1件/pc
				餐椅 Chair	4件/pc
				邊櫃 Sideboard	1件/pc
				吊燈 Ceiling Lamp	1件/pc
			客廳 Living Room	梳化 3 Seater Sofa	1件/pc
				茶几 Side Table	1件/pc
				電視櫃 TV Unit	1件/pc
				吊燈 Ceiling Lamp	1件/pc
			主人房 Master Bedroom	雙人床連床褥 Double Bed with Mattress	1件/pc
				開放式衣櫃 Open Shelf with 2 Drawers	1件/pc
				書枱 Desk	1件/pc
				吊燈 Pendant Lamp	1件/pc
			睡房 1 Bedroom 1	單人床連床褥 Single Bed with Mattress	1件/pc
				開放式衣櫃 Open Shelf with 2 Drawers	1件/pc
				邊櫃 Side Table	1件/pc
				吊燈 Pendant Lamp	1件/pc
			睡房 2 Bedroom 2	書枱 Desk	1件/pc
餐椅 Chair	1件/pc				
書架 Bookshelf	1件/pc				
枱燈 Table Lamp	1件/pc				
吊燈組合 Pendant Lamp	1組/set				

樓層 Floor	單位 Unit	單位類型 Unit Type	位置 Location	傢俱和物件 Furniture and Chattels	數量 Quantity
5樓至10樓 5/F - 10/F	B	三房 Three-bedroom	飯廳 Dining Room	餐枱 Dining Table	1件/pc
				餐椅 Chair	4件/pc
				邊櫃 Sideboard	1件/pc
				吊燈 Ceiling Lamp	1件/pc
			客廳 Living Room	梳化 3 Seater Sofa	1件/pc
				茶几 Side Table	1件/pc
				電視櫃 TV Unit	1件/pc
				吊燈 Ceiling Lamp	1件/pc
			主人房 Master Bedroom	雙人床連床褥 Double Bed with Mattress	1件/pc
				開放式衣櫃 Open Shelf with 2 Drawers	1件/pc
				書枱 Desk	1件/pc
				吊燈 Pendant Lamp	1件/pc
			睡房 1 Bedroom 1	單人床連床褥 Single Bed with Mattress	1件/pc
				開放式衣櫃 Open Shelf with 2 Drawers	1件/pc
				邊櫃 Side Table	1件/pc
				吊燈 Pendant Lamp	1件/pc
			睡房 2 Bedroom 2	書枱 Desk	1件/pc
餐椅 Chair	1件/pc				
書架 Bookshelf	1件/pc				
枱燈 Table Lamp	1件/pc				
吊燈 Pendant Lamp	1組/set				

樓層 Floor	單位 Unit	單位類型 Unit Type	位置 Location	傢俱和物件 Furniture and Chattels	數量 Quantity
8樓至12樓 8/F - 12/F	E	三房 Three-bedroom	飯廳 Dining Room	餐枱 Dining Table	1件/pc
				餐椅 Chair	4件/pc
				吊燈 Ceiling Lamp	1件/pc
			客廳 Living Room	梳化 2 Seater Sofa	1件/pc
				升降茶几 Pull Up Table	1件/pc
				電視櫃 TV Unit	1件/pc
				吊燈 Ceiling Lamp	1件/pc
			主人房 Master Bedroom	雙人床連床褥 Double Bed with Mattress	1件/pc
				衣櫃 Closet	1件/pc
				床頭櫃 Side Table	2件/pc
				吊燈 Ceiling Lamp	1件/pc
				枱燈 Table Lamp	2件/pc
			睡房 1 Bedroom 1	單人床連床褥 Single Bed with Mattress	1件/pc
				床頭櫃 Beside Table	1件/pc
				衣櫃 Closet	1件/pc
				衣帽架 Coat Stand	1件/pc
				枱燈 Table Lamp	1件/pc
				吊燈 Pendant Lamp	1件/pc
			睡房 2 Bedroom 2	書枱 Desk	1件/pc
				餐椅 Chair	1件/pc
書架 Bookcase	1件/pc				
枱燈 Table Lamp	1件/pc				
吊燈 Pendant Lamp	1件/pc				

(iv) 誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅

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

- (a) 如買方選用賣方代表律師處理買賣合約及轉讓契及(如適用)按揭, 賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭及/或轉讓契, 買方及賣方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to handle the agreement or sale and purchase and assignment and also the mortgage (if applicable), the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage and/or assignment, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(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)及登記費用。
All stamp duty (including without limitation any stamp duty on any nomination or sub-sale agreement, 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) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(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.

有關其他法律文件之律師費如: 附加合約、買方提名書、製作、登記及完成公契及管理協議(包括公契之圖則費用)的適當分攤、有關該樓宇交易之批地文件及所購物業的業權契據及文件認證副本之費用、查冊費、註冊費、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、所購住宅的按揭及其他貸款文件(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出, 均由買方負責。
All other legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") (including the plans attached to the DMC), certifying fee for Government Lease and costs for preparing certified copies of other title deeds and documents of the property purchased, search fee, registration fee, 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 legal and other costs and disbursements in respect of any mortgage and other security documents (if any) and all legal and other disbursements in respect of any other documents related to the sale and purchase of a specified residential property in the Development shall be borne by the Purchaser.

備註 Notes:

1.所有就購買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時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 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 Purchasers.

2.如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄, 可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日前30日向賣方提出申請, 並須向賣方繳付手續費港幣\$5,000及承擔有關律師費用及代墊付費用(如有)。對前述更改之申請及申請條件的批准與否, 視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price, and pay a handling fee of HK\$5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

(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:

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

美聯物業代理有限公司
Midland Realty International Limited

利嘉閣地產有限公司
Ricacorp Properties Limited

香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited

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

友和地產有限公司
United Properties Limited

香港地產代理商總會有限公司及其特許會員
Hong Kong Real Estate Agencies General Association Limited and Chartered Members

柏聯物業有限公司
Pan-Win Property 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: <https://www.gardencrescent.hk>

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