

# 價單 Price List

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

發展項目名稱 Name of the Development	SPRING GARDEN	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of the Development	春園街38號 38 Spring Garden Lane		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			88

印製日期 Date of Printing	價單編號 Number of Price List
25 October 2025	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
-	-	-

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, 每平方米) 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
SPRING GARDEN	25	A	27.132 (292) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,051,000	370,448 (34,421)	--	--	--	--	--	--	--	--	--	
	23	A	27.132 (292) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,021,000	369,342 (34,318)	--	--	--	--	--	--	--	--	--	
	16	A	27.132 (292) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,519,000	350,840 (32,599)	--	--	--	--	--	--	--	--	--	
	15	A	27.132 (292) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,490,000	349,771 (32,500)	--	--	--	--	--	--	--	--	--	
	12	A	27.132 (292) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,462,000	348,739 (32,404)	--	--	--	--	--	--	--	--	--	
	8	A	27.132 (292) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,154,000	337,388 (31,349)	--	--	--	--	--	--	--	--	--	
	7	A	27.132 (292) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,101,000	335,434 (31,168)	--	--	--	--	--	--	--	--	--	
	25	B	36.975 (398) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,248,000	385,341 (35,799)	--	--	--	--	--	--	--	--	--	
	23	B	36.975 (398) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,205,000	384,178 (35,691)	--	--	--	--	--	--	--	--	--	
	16	B	36.975 (398) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,679,000	369,953 (34,369)	--	--	--	--	--	--	--	--	--	
	15	B	36.975 (398) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,638,000	368,844 (34,266)	--	--	--	--	--	--	--	--	--	
	12	B	36.975 (398) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,598,000	367,762 (34,166)	--	--	--	--	--	--	--	--	--	
	8	B	36.975 (398) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,850,000	347,532 (32,286)	--	--	--	--	--	--	--	--	--	
	7	B	36.975 (398) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,772,000	345,423 (32,090)	--	--	--	--	--	--	--	--	--	
25	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,876,000	383,013 (35,525)	--	--	--	--	--	--	--	--	--		

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
SPRING GARDEN	23	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,846,000	381,850 (35,417)	--	--	--	--	--	--	--	--	--	
	17	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,643,000	373,977 (34,687)	--	--	--	--	--	--	--	--	--	
	16	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,614,000	372,852 (34,583)	--	--	--	--	--	--	--	--	--	
	15	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,585,000	371,728 (34,478)	--	--	--	--	--	--	--	--	--	
	12	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,557,000	370,642 (34,378)	--	--	--	--	--	--	--	--	--	
	8	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,304,000	360,830 (33,468)	--	--	--	--	--	--	--	--	--	
	7	C	25.785 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,248,000	358,658 (33,266)	--	--	--	--	--	--	--	--	--	
	25	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,876,000	376,329 (35,021)	--	--	--	--	--	--	--	--	--	
	23	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,846,000	375,186 (34,915)	--	--	--	--	--	--	--	--	--	
	17	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,643,000	367,450 (34,195)	--	--	--	--	--	--	--	--	--	
	16	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,614,000	366,345 (34,092)	--	--	--	--	--	--	--	--	--	
	15	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,585,000	365,240 (33,989)	--	--	--	--	--	--	--	--	--	
	12	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,557,000	364,173 (33,890)	--	--	--	--	--	--	--	--	--	
	8	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,304,000	354,533 (32,993)	--	--	--	--	--	--	--	--	--	
7	D	26.243 (282) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,248,000	352,399 (32,794)	--	--	--	--	--	--	--	--	--		

### 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：在本第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最近的千位數作為成交金額。  
Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "transaction price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the transaction price.

#### (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%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付 (除非賣方另外同意)，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders (unless vendor agrees otherwise) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

#### (A) 商環四環120天現金優惠付款計劃 Zone 1 CBD Diamond Ring 120-day Cash Payment Plan (照售價減5%) (5% discount from the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 120 天內由買方繳付。  
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 120 days after signing of the PASP .

#### (B) 自住投資靈活之選180天現金優惠付款計劃 Flexible for Self-Use and Investment 180-day Cash Payment Plan (照售價減4%) (4% discount from the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後30天內再付成交金額 5% 作為加付訂金。  
5% of the transaction price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP.
- (3) 成交金額 90%即成交金額之餘款須於買方簽署臨時合約後 180 天內由買方繳付。  
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 180 days after signing of the PASP .

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

- (a) 見 4(i)。  
See 4(i).
- (b) 「Club Wheelock」會員優惠 Privilege for "Club Wheelock" member  
在簽署臨時買賣合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員，方可享此折扣優惠。  
A 1% discount from the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.
- (c) 早鳥優惠 Early Bird Purchase Discount  
凡於2025年12月31日 (包括當日) 或之前簽署臨時買賣合約購買本價單中所列之住宅物業，可獲1%售價折扣優惠。  
A 1% discount from the Price would be offered to a Purchaser who signs the Preliminary Agreement for Sale and Purchase on or before 31 December 2025 to purchase a residential property listed in this price list.

- (d) **"Wheelock Living" 臉書頁面讚好優惠 "Wheelock Living" Facebook Page Likers' Discount**  
 凡於簽署臨時買賣合約前讚好"Wheelock Living" 臉書頁面的買家，可獲1%售價折扣優惠。  
 A 1% discount from the Price would be offered to a Purchaser who has liked the "Wheelock Living" Facebook Page before signing the Preliminary Agreement for Sale and Purchase.
- (e) **尊尚現樓輕鬆入住優惠 "Ready to Move-In" Discount**  
 買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
 A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) **「一步雙站」優惠 "Dual-Hub Advantage" Discount**  
 買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
 A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (g) **「品味英倫優尚氣息」優惠 "Step Up To Next Privilege" Discount**  
 買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
 A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (h) **「商圍核心菁英之選」優惠 "Your Next Place to Elevate" Discount**  
 買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
 A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益 Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

- (a) 見 (4)(i)及(4)(ii)。  
 See (4)(i) and (4)(ii).
- (b) **業權契據費用回贈 Title Deeds Costs Rebate**  
 如買方購買任何本價單所列之住宅物業，按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，並於成交或之前向賣方律師全數支付業權契據及文件核證副本費用，將可獲賣方提供港幣30,000元的「業權契據費用回贈」優惠（「該回贈」）。賣方會將該回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。如有任何爭議，賣方的決定須為最終及對買方具有約束力。  
 If the Purchaser who purchases any residential property in this price list fully settles the balance of the transaction price and complete the sale and purchase on or before the date(s) stipulated in the ASP, and fully pays the costs of certified copies of title deeds and documents to the Vendor's solicitors on or before completion, the Purchaser will be entitled to a "Title Deeds Costs Rebate" Benefit provided by the Vendor in the amount of HK\$30,000 (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the transaction price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full transaction price of the residential property in accordance with the ASP. The Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Rebate or any part thereof to any third party. In case of dispute, Vendor's decision shall be final and binding on the Purchaser.
- (c) **提前付清樓價現金回贈 Early Settlement Cash Rebate (只適用於選擇第4(i)段中支付條款(B)之買家) (Only applicable to purchasers who select Terms of Payment (B) in paragraph 4(i))**  
 如買方選用本價單中的「自住投資靈活之選180天現金優惠付款計劃」購買該支付條款所適用的任何指明住宅物業，並提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方可根據以下列表送出提前付清樓價現金回贈（「提前付清樓價現金回贈」）予買方:-  
 If the Purchaser shall choose the "Flexible for Self-Use and Investment 180-day Cash Payment Plan" in this price list to purchase any of the specified residential properties to which such Terms of Payments are applicable, and settle the balance of the transaction price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Early Settlement Cash Rebate") to the Purchaser in the amount according to the table below:-

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

付清成交金額之餘款日期 <sup>^</sup> Date of settlement of the balance of the transaction price <sup>^</sup>	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約日期後120日內 Within 120 days after the date of signing of the PASP	成交金額 1% 1% of the transaction price

<sup>^</sup>以賣方代表律師實際收到款項日期計算。

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

提前付清樓價現金回贈為買方個人專有，買方無權轉讓或轉移提前付清樓價現金回贈或其任何部分予任何第三方。

The Early Settlement Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Early Settlement Cash Rebate or any part thereof to any third party.

詳情以相關交易文件條款為準。

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

- (d) **「置·佳回報」現金回贈計劃 (只適用於2025年12月31日前簽署臨時買賣合約之買家)**  
 Extra Smart Rental Rebate Programme (only applicable to those Purchasers who enter into preliminary agreement for sale and purchase on or before 31 December 2025)

如買方簽署臨時合約購買本價單所列之任何指明住宅物業（「指定住宅物業」），並符合下列所有條件，買方可獲得下文所列之「置·佳回報」現金回贈（「該回贈」）：

If a Purchaser signs the PASP to purchase any specified residential property in this price list (the "designated residential property") and satisfies all conditions below, the Purchaser will be entitled to the Extra Smart Rental Rebate mentioned hereinbelow (the "Rebate"):

- 買方須根據相關正式合約付清指定住宅物業成交金額餘款並完成交易；  
 The Purchaser shall settle the balance of the transaction price and complete the sale and purchase of the designated residential property in accordance with the ASP;

2. 買方須按照以下要求將指定住宅物業租出：  
The Purchaser shall rent out the designated residential property in accordance with the following requirements:
- (i) 租客並非買方（或組成買方的任何一人人士）的近親；  
The tenant is not a Close Relative of the Purchaser (or any person comprising the Purchaser);
  - (ii) 租期不少於24個月；  
The term of the tenancy shall be at least 24 months;
  - (iii) 租期首日必須為完成指定住宅物業買賣日期後的12個月內；  
The commencement date of the tenancy shall be within 12 months after the date of completion of the sale and purchase of the designated residential property;
  - (iv) 免租期不多於14天；及  
The rent-free period is not more than 14 days; and
  - (v) 買方與租客須簽署租約，而該租約須加蓋印花稅。  
The Purchaser and the tenant shall sign a tenancy agreement which shall be stamped.

（註：「近親」指配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）  
(Note: "Close Relative" means spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren.)

3. 買方須提供以下文件證明：  
The Purchaser shall provide the following documents as a proof:
- (i) 所有已簽署並蓋印花稅的正式租約；及  
All stamped formal tenancy agreement(s); and
  - (ii) 租期首12個月的租金收訖證明，包括但不限於銀行記錄；及  
Proof of receipt of rent of the first 12 months of the tenancy, including but not limited to bank records; and
  - (iii) 相關稅單或報稅資料；及  
Relevant tax demand note or tax return information; and
  - (iv) 賣方所要求的其他有關資料及文件。  
Other relevant information and documents as requested by the Vendor.
4. 買方於獲得該回贈的日期，仍為指定住宅物業的業主。  
The Purchaser is still the owner of the designated residential property on the date of receipt of the Rebate.

該回贈的金額將按照下表計算：

The amount of the Rebate shall be calculated in accordance with the following table:

每平方呎月租*（以實用面積計） Monthly rent* per square foot (based on saleable area)	該回贈的金額^ The amount of the Rebate^
港幣\$80或以上，但少於港幣\$90 HK\$80 or above but less than HK\$90	相當於2個月租*金額 Equivalent to 2 times of the monthly rent*
港幣\$90或以上，但少於港幣\$100 HK\$90 or above but less than HK\$100	相當於2.5個月租*金額 Equivalent to 2.5 times of the monthly rent*
港幣\$100或以上 HK\$100 or above	相當於3個月租*金額 Equivalent to 3 times of the monthly rent*

\*月租 = 租期首12個月租客按租約實際付出的租金的總和 ÷ 12

Monthly rent = Total amount of rent of the first 12 months actually paid by the tenant under the tenancy ÷ 12

賣方保留權利以獨立測量師評估的市場租金計算月租，並採用該月租來計算該回贈的金額。

The Vendor reserves the right to calculate the monthly rent based on the market rent assessed by an independent surveyor and adopt such monthly rent for the purpose of calculating the amount of the Rebate.

^該回贈的金額上限為成交金額1%。

The amount of the Rebate is capped at 1% of the transaction price.

為免疑問，每個住宅物業只可獲該回贈一次。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。

For the avoidance of doubt, each residential property shall only be entitled to the Rebate once. The Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Rebate or any part thereof to any third party.

買方必須在租期滿12個月後，但不遲於完成指定住宅物業的買賣完成日期後24個月，以書面方式（連同第3段所述的相關文件及買方的香港銀行戶口的資料）向賣方申請該回贈。賣方會於收到申請並證實有關資料無誤後3個月內，將該回贈存入買方的香港銀行戶口。

The Purchaser shall apply to the Vendor in writing (accompanied with the relevant documents as set out in paragraph 3 and the information of the bank account of the Purchaser in Hong Kong) for the Rebate after 12 months of the rental period, but not later than 24 months after the date of completion of the sale and purchase of the designated residential property. The Vendor will deposit the Rebate to the bank account of the Purchaser in Hong Kong within 3 months after the Vendor has received the application and verified the information to be correct.

詳情以相關交易文件條款為準。

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

(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

- (a) 買方及賣方須各自負責其律師擬備、完成及登記所有有關買賣的法律文件的律師費用及支出。  
Each of the Vendor and the Purchaser shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in connection with the sale and purchase.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。  
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(v) 買方須為就買賣該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、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等，均由買方負責，一切有關按揭之費用及其他實際支出均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

- (5) 賣方已委任地產代理在項目中的指明住宅物業的出售過程中行事：

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

賣方委任的代理：

Agents appointed by the Vendor :

會德豐地產(香港)有限公司

Wheelock Properties (Hong Kong) Limited

會德豐地產(香港)有限公司委任的次代理:

Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

中原地產代理有限公司

Centaline Property Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

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

仲量聯行有限公司

Jones Lang Lasalle Limited

第一太平戴維斯(香港)有限公司

Savills (Hong Kong) Limited

萊坊(香港)有限公司

Knight Frank Hong Kong Limited

世邦魏理仕有限公司

CBRE Limited

高力國際太平洋有限公司

Colliers International Pacific Limited

鈞宇地產

Junyu Elite Property

香港地產代理商總會有限公司

Hong Kong Real Estate Agencies General Association Limited

香港(國際)地產商會有限公司

Hong Kong (International) Realty Association Limited

一沙地產科技有限公司

One Sand Real Estate Technology Limited

專業地產有限公司

Professional Properties Limited

搜房(香港)集團有限公司

Soufun (Hong Kong) Group 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) 賣方就項目指定的互聯網網站的網址為：<https://www.springgarden.hk/>

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