

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	瑜意 ZENDO HOUSE	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of the Development	德興街 8 號 (此臨時門牌號數有待發展項目建成時確認) 8 Tak Hing Street (This provisional street number is subject to confirmation when the Development is completed)		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			164

印製日期 Date of Printing	價單編號 Number of Price List
10 March 2026	3

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
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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
瑜意 ZENDO HOUSE	17	A	27.410 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	8,980,000	327,618 (30,441)	--	--	--	--	--	19.604 (211)	--	--	--	
瑜意 ZENDO HOUSE	17	B	27.056 (291) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	8,974,000	331,682 (30,838)	--	--	--	--	--	19.503 (210)	--	--	--	
瑜意 ZENDO HOUSE	17	C	27.056 (291) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	9,040,000	334,122 (31,065)	--	--	--	--	--	20.028 (216)	--	--	--	
瑜意 ZENDO HOUSE	17	D	29.266 (315) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	9,774,000	333,971 (31,029)	--	--	--	--	--	22.900 (246)	--	--	--	
瑜意 ZENDO HOUSE	16	E	43.483 (468) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	14,161,000	325,668 (30,259)	--	--	--	--	--	--	--	--	--	
瑜意 ZENDO HOUSE	17	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	8,849,000	322,438 (29,997)	--	--	--	--	--	17.046 (183)	--	--	--	
瑜意 ZENDO HOUSE	16	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	8,096,000	295,001 (27,444)	--	--	--	--	--	--	--	--	--	
瑜意 ZENDO HOUSE	15	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	8,031,000	292,632 (27,224)	--	--	--	--	--	--	--	--	--	
瑜意 ZENDO HOUSE	12	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,967,000	290,300 (27,007)	--	--	--	--	--	--	--	--	--	
瑜意 ZENDO HOUSE	11	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,905,000	288,041 (26,797)	--	--	--	--	--	--	--	--	--	
瑜意 ZENDO HOUSE	10	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,842,000	285,746 (26,583)	--	--	--	--	--	--	--	--	--	

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
瑜意 ZENDO HOUSE	9	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,779,000	283,450 (26,369)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	8	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,717,000	281,191 (26,159)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	7	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,602,000	277,000 (25,769)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	6	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,454,000	271,608 (25,268)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	5	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,237,000	263,701 (24,532)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	3	G	27.444 (295) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,027,000	256,049 (23,820)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	2	G	26.941 (290) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	7,079,000	262,759 (24,410)	--	--	--	4.413 (48)	--	--	--	--	--	--
瑜意 ZENDO HOUSE	17	H	26.645 (287) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	8,611,000	323,175 (30,003)	--	--	--	--	--	18.457 (199)	--	--	--	--
瑜意 ZENDO HOUSE	17	J	26.895 (289) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	8,521,000	316,825 (29,484)	--	--	--	--	--	22.238 (239)	--	--	--	--
瑜意 ZENDO HOUSE	2	L	40.374 (435) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	12,750,000	315,797 (29,310)	--	--	--	11.995 (129)	--	--	--	--	--	--
瑜意 ZENDO HOUSE	16	M	28.215 (304) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	9,265,000	328,371 (30,477)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	15	M	28.215 (304) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	9,174,000	325,146 (30,178)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	12	M	28.215 (304) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	9,083,000	321,921 (29,878)	--	--	--	--	--	--	--	--	--	--

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
瑜意 ZENDO HOUSE	11	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,994,000	318,767 (29,586)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	10	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,904,000	315,577 (29,289)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	9	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,816,000	312,458 (29,000)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	8	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,560,000	303,385 (28,158)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	7	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,474,000	300,337 (27,875)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	6	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,390,000	297,360 (27,599)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	5	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,226,000	291,547 (27,059)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	3	M	28.215 (304) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,065,000	285,841 (26,530)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	2	M	27.720 (298) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	8,663,000	312,518 (29,070)	--	--	--	11.619 (125)	--	--	--	--	--	--
瑜意 ZENDO HOUSE	17	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	10,699,000	329,880 (30,656)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	16	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	10,592,000	326,581 (30,350)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	15	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	10,488,000	323,374 (30,052)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	12	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	10,384,000	320,168 (29,754)	--	--	--	--	--	--	--	--	--	--

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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
瑜意 ZENDO HOUSE	11	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	10,281,000	316,992 (29,458)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	10	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	10,179,000	313,847 (29,166)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	9	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	10,079,000	310,764 (28,880)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	8	N	32.433 (349) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	9,785,000	301,699 (28,037)	--	--	--	--	--	--	--	--	--	--
瑜意 ZENDO HOUSE	2	N	31.927 (344) 露台 Balcony : ---- (--) 工作平台 Utility Platform : ---- (--)	9,879,000	309,425 (28,718)	--	--	--	11.609 (125)	--	--	--	--	--	--

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)(i) **支付條款**

Terms of Payment

以下列出可供買方選用的 (A) 至 (C) 三項付款計劃的支付條款。

The Terms of Payment of the three types of Payment Plans (A) to (C) available for selection by the Purchaser are listed below.

(A) **「瑜意滿屋」120 天付款計劃: (照售價減 7%)**

“120 days” Cash Payment Plan: (7% discount from the Price)

1. 樓價 5% 作為臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 95% 作為樓價餘款於簽署臨時買賣合約的日期後的 120 天內支付，或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A balance of 95% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase, or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(B) **「如瑜得水」120 天 90% 備用按揭付款計劃: (照售價減 5%)**

“120 days” with 90% Standby Mortgage Loan Cash Payment Plan: (5% discount from the Price)

1. 樓價 5% 作為臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 95% 作為樓價餘款於簽署臨時買賣合約的日期後的 120 天內支付，或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A balance of 95% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase, or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

選用本付款計劃 (B) 的買方可以申請下述第 (4)(iii)(a) 段之 90% 備用按揭貸款。

Purchasers selecting this Payment Plan (B) may make an application for the 90% Standby Mortgage Loan as stated in paragraph (4)(iii)(a) below.

(C) **「瑜願意償」建築期付款計劃: (照售價減 4%)**

Stage Payment Plan: (4% discount from the Price)

1. 樓價 5% 作為臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 作為加付訂金於簽署臨時買賣合約的日期後的 120 天內支付，或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase, or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

3. 樓價 90% 作為樓價餘款於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付。

A balance of 90% of the Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

注意: –

Note: -

於本第 (4)(i) 段中: –

In this paragraph (4)(i): -

(1) 如繳付加付訂金、部份樓價或樓價餘款的到期日當日並非工作日，則該到期日將自動順延至下一個緊接的工作日。
If any due date for payment of further deposit, part payment or balance of Purchase Price falls on a day that is not a working day, such due date is postponed automatically to the immediate following working day.

(2) 買方於簽署臨時買賣合約時，須繳付相等於樓價 5% 的金額作為臨時訂金，其中港幣 100,000 元之臨時訂金必須以銀行本票支付(除非賣方另外同意)，抬頭請寫「國浩律師(香港)事務所」或「Grandall Zimmern Law Firm」，臨時訂金餘款可以支票或本票支付，抬頭請寫「國浩律師(香港)事務所」或「Grandall Zimmern Law Firm」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price of which HK\$100,000 must be paid by cashier order(s) (unless the Vendor agrees otherwise) made payable to “國浩律師(香港)事務所” or “Grandall Zimmern Law Firm”, and the balance of the preliminary deposit may be paid by cheque(s) or cashier’s order(s) made payable to “國浩律師(香港)事務所” or “Grandall Zimmern Law Firm”.

(3) 如買方在簽署臨時買賣合約後，希望更改付款計劃或更改任何相關之折扣、贈品、財務優惠或利益，買方可不早於買賣合約的日期後的 30 天但不遲於按舊及新的付款計劃下付清樓價餘款之到期日，或(如適用)買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前的 30 天向賣方提出書面申請。申請批出與否，賣方有最終決定權。惟申請受下列條件限制:-

If the Purchaser, after the signing of the preliminary agreement for sale and purchase, wishes to change the Payment Plan or change any relevant discount(s), gift(s), financial advantage(s) or benefit(s), the Purchasers can apply in writing to the Vendor for such change not earlier than 30 days after the date of the agreement for sale and purchase but not later than 30 days before (whichever is earlier) the due date for payment of the balance of Purchase Price under the old and new payment plans, or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase. Whether the application is approved or not is subject to the final decision of the Vendor. The application is subject to the following conditions: -

(i) 若申請被賣方接納，買方需簽署一份由賣方代表律師為此申請而擬備的補充合約。買方並需自行承擔就此申請而衍生之所有費用、雜費及其他支出(包括但不限於印花稅(如有)、與該補充合約有關之律師費、雜項及其他費用)；

If the Purchaser’s application is approved by the Vendor, the Purchaser shall enter into a supplemental agreement prepared by the Vendor’s Solicitors in relation to this application and shall be solely responsible for all costs, disbursements and other charges (including, but not limited to, stamp duty (if any), the legal fees, disbursements and other charges in relation to the supplemental agreement) in relation to this application;

(ii) 若申請不獲接納，買方必須按照買賣合約完成購買該住宅物業及繳付該住宅物業的樓價全額；

If the application is rejected, the Purchaser shall complete the purchase of the residential property and shall fully pay the Purchase Price of the residential property in accordance with the agreement for sale and purchase;

(iii) 就買方的上述申請的批核或接納，賣方及賣方代理並無給予或被視為已給予任何聲明或保證。

No representation or warranty is given, or shall be deemed to have been given by the Vendor and the Vendor's agent as to the approval or acceptance of the Purchaser's said application.

(4)(ii) 售價獲得折扣的基礎

Basis on which any discount on the Price is available

(a) 如上述第 (4)(i) 分段所述。

As stated in sub-paragraph (4)(i) above.

(b) 「稱心『瑜意』優惠」

“Perfectly ZENDO Discount”

買方可獲額外售價 5% 折扣作為「稱心『瑜意』優惠」，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 5% discount on the Price as the “Perfectly ZENDO Discount”. The “Perfectly ZENDO Discount” would be deducted from the Price directly.

(c) 「印花稅優惠」

“Stamp Duty Discount”

買方可獲額外售價 3% 折扣作為「印花稅優惠」，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 3% discount on the Price as the “Stamp Duty Discount”. The “Stamp Duty Discount” would be deducted from the Price directly.

(d) 「雙鐵優勢優惠」

“Dual-lines Advantage Discount”

凡於 2026 年 3 月 31 日 (包括當日) 或之前簽署臨時買賣合約購買指明住宅物業之買方，可獲額外售價 2% 折扣作為「雙鐵優勢優惠」，該優惠即時在售價上作折扣扣減。

If the Purchaser enters into preliminary agreement for sale and purchase of the specified residential properties on or before 31 March 2026 (inclusive of that date), the Purchaser would be offered an extra 2% discount on the Price as the “Dual-lines Advantage Discount”. The “Dual-lines Advantage Discount” would be deducted from the Price directly.

(e) 「『瑜意』賞優惠」

“Bulk Purchase Discount”

在簽署臨時買賣合約購買指明住宅物業當日，如買方或買方的親屬(或任何一位買方的親屬)(不論單獨或連同其他人)同時簽署臨時買賣合約購買多於一個指明住宅物業，所有該等指明住宅物業可獲額外售價 1% 折扣作為「『瑜意』賞優惠」，該優惠即時在售價上作折扣扣減。

If the Purchaser or his/her relative(s) (whether in his/her own name or in joint names) as at the date of signing of the preliminary agreement(s) for sale and purchase, enter(s) into preliminary agreement(s) for sale and purchase to purchase more than one specified residential properties simultaneously, all those specified residential properties would be offered an extra 1% discount on the Price as the “Bulk Purchase Discount”. The “Bulk Purchase Discount” would be deducted from the Price directly.

(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或財務優惠或利益

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) 90%備用按揭貸款(只適用於第 (4)(i) 分段的付款計劃 (B))
90% Standby Mortgage Loan (Applicable to Payment Plan (B) under sub-paragraph (4)(i) only)

買方可向賣方指定的一按財務機構(「貸款人」)申請一按貸款(「物業按揭貸款」)，並須由貸款人批核。物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for a first mortgage loan (the “mortgage loan”) from a first mortgage financing company designated by the Vendor (the “Lender”), such mortgage loan application is subject to the approval of the Lender. The mortgage loan is subject to the following key terms and conditions :-

- (1) 買方及擔保人(如有)須於物業按揭貸款的預計支取日期不少於 60 天前帶同已簽署的臨時買賣合約正本、身份證明文件及入息證明，親身前往貸款人辦理按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及貸款人所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往貸款人指明的代表律師樓簽署有關法律文件。

The Purchaser(s) and the guarantor(s) (if any) has/have to attend the office of the Lender in person and bring along the original preliminary agreement for sale and purchase signed, his/her/their identity documents and income proof to process the application of mortgage loan no later than 60 days prior to the anticipated loan drawdown date. The Purchaser(s) and the guarantor(s) (if any) must also provide duplicate copies of his/her/their identity documents and all relevant supporting evidence as the Lender may think necessary. The documents provided will not be returned. All the Purchaser(s) and the guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the Lender.

- (2) 買方及擔保人(如有)須按貸款人要求提供足夠文件證明其還款能力。

The Purchaser(s) and the guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the Lender.

- (3) 所有物業按揭貸款的法律文件必須由貸款人指定之律師行擬備。

All legal documents for the mortgage loan must be prepared by the solicitors' firm designated by the Lender.

- (4) 如物業按揭貸款申請經貸款人批核，買方須單獨繳付所有有關物業按揭貸款之一切律師費用及其他開支。

All legal costs and other expenses incurred in respect of the mortgage loan shall be paid by the Purchaser solely if the mortgage loan application is approved by the Lender.

- (5) 物業按揭貸款金額最高不超過樓價 90%，物業按揭貸款年期最長可達 25 年。

The maximum amount of the mortgage loan shall not exceed 90% of the Purchase Price. The maximum tenor of the mortgage loan is up to 25 years.

- (6) 物業按揭貸款的利率全期以貸款人不時報價之港元最優惠利率(“P”)減 2% p.a.計算。P 隨利率浮動調整，於本價單日期 P 為 5.25% p.a。利率以貸款人最終審批結果決定。利率是指年利率。

The interest rate of the mortgage loan shall be calculated at 2% p.a. below the Hong Kong Dollar prime rate quoted by the Lender from time to time (“P”). P is subject to fluctuation. P as at the date of this price list is 5.25% p.a. The interest rate will be subject to final approval and decision by the Lender. Interest rate means interest rate per annum.

- (7) 物業按揭貸款以相關的指明住宅物業之第一衡平法按揭及/或第一法定按揭(視情況而定)作抵押。

The mortgage loan shall be secured by a first equitable mortgage and/or a first legal mortgage (as the case may be) over the relevant specified residential property.

- (8) 就任何物業按揭貸款之提前還款（全數或部份），買方須支付以貸款人指定方法計算之提前還款費（如有）。

Any early repayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee paid by the Purchaser which is calculated in the manner specified by the Lender (if any).

- (9) 買方於決定申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠 (如有) 及物業按揭貸款批核與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該指明住宅物業及繳付該指明住宅物業的樓價全額。就物業按揭貸款之批核，賣方及賣方代理並無給予或被視為已給予任何聲明或保證。賣方及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得因為或就有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或賣方代理提出任何申索。

The Purchaser is advised to enquire with the Lender on details before deciding to apply for the mortgage loan. All the above key terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the specified residential property and shall fully pay the Purchase Price of the specified residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor and the Vendor’s agent as to the approval of the mortgage loan. The Vendor and the Vendor’s agent do not, and will not, involve in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Vendor’s agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.

- (10) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

- (11) 有關物業按揭貸款之批核與否及物業按揭貸款之條款及條件以貸款人之最終決定為準，且於任何情況下賣方均無須為此負責。

The approval of application for the mortgage loan and the terms and conditions of the mortgage loan shall be subject to the final decision of the Lender, and the Vendor shall under no circumstances be responsible therefor.

(12) 為免生疑問，賣方及賣方代理均與物業按揭貸款無關，並在任何情況下無須就當中牽涉的任何事宜對買方負責。賣方在有關住宅物業的買賣合約下的權益不受影響。

For the avoidance of doubt, the Vendor and the Vendor's agent have nothing to do with the mortgage loan and shall in any event not be liable to the Purchaser for anything arisen therefrom. The Vendor's rights under the agreement for sale and purchase of the residential property shall not be affected.

(b) 延長欠妥之處之保養優惠

Extended Defect Maintenance Offer

如指明住宅物業或裝置、裝修物料及設備 (定義見該指明住宅物業之臨時買賣合約及買賣合約) 有指明欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，在不損害指明住宅物業之臨時買賣合約及買賣合約的原則下，買方可於相關住宅物業買賣成交日期後的 12 個月內向賣方送達書面通知，要求賣方在合理的切實可行範圍內盡快自費作出補救。如有任何爭議，賣方有最終決定權。惟此「延長欠妥之處之保養優惠」僅屬於相關買方，並僅供買方享用。此「延長欠妥之處之保養優惠」不得轉讓，亦不可轉移，並受其他條款及條件約束。

Without prejudice to the preliminary agreement for sale and purchase and the agreement for sale and purchase in respect of the specified residential property, the Purchaser may serve a written notice to the Vendor, within 12 months after the date of completion of the sale and purchase of the relevant residential property, requiring the Vendor at its own cost and as soon as reasonably practicable to remedy the specified defects to the specified residential property or the fittings, finishes and appliances (as defined in the preliminary agreement for sale and purchase and the agreement for sale and purchase in respect of the specified residential property) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable, non-transferable and subject to other terms and conditions

(c) 傢俬瑜意傢俬套裝優惠

ZENDO Home Plus Benefit

簽署臨時買賣合約購買以下列表的指明住宅物業(以下列表的指明住宅物業部分包括於此價單內，部分包括於發展項目其他已發出或將發出之價單內)之買方，可獲由賣方提供「傢俬瑜意傢俬套裝優惠」。買方可於簽署該物業的臨時買賣合約前選擇以下其中一項作為「傢俬瑜意傢俬套裝優惠」:-

If the Purchaser enters into preliminary agreement for sale and purchase of the specified residential properties as set out in the Table below (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Development), the Purchaser will be offered by the Vendor the ZENDO Home Plus Benefit. The Purchaser may select either one of the following as the ZENDO Home Plus Benefit before the signing of the preliminary agreement for sale and purchase:-

- (1) 由賣方提供一封換領信(「換領信」)作為「傢俬瑜意傢俬套裝優惠」。該換領信可用作兌換以下列表所列適用於該指明住宅物業之傢俬(「該傢俬」)。該換領信將於下列指明住宅物業買賣成交日連同該指明住宅物業交予相關買方。下列指明住宅物業之買方必須依照正式買賣合約之一切條款及條件完成買賣並成為下列指明住宅物業之註冊業主後，方可有資格獲得本優惠。換領信之使用(包括使用期限等)受 MOI HOME COLLECTION LIMITED 所訂之條款及條件限制。本優惠僅屬於相關買方，並僅供該相關買方享用。賣方並擁有絕對酌情權，選擇以付款形式代替提供換領信(「該代替付款」)予買方。賣方亦擁有絕對酌情權於下列指明住宅物業買賣成交日或之後以任何形式支付該代替付款，該代替付款之金額由賣方按其絕對酌情決定權計算，而該代替付款之金額上限相等於以下表列所列的適用折扣優惠金額，即為港幣 12,000 元或港幣 20,000 元(視情況而定)。傢俬瑜意傢俬套裝優惠不得轉讓，亦不可轉移，其詳情以相關交易文件條款及細則

作準; 或

The Purchaser will be offered by the Vendor a Gift Redemption Letter (the "Redemption Letter") as the "ZENDO Home Plus Benefit" for redeeming the furniture applicable to the specified residential properties purchased by the Purchaser as set out in the Table below (the "Furniture"). The Redemption Letter will be delivered to the relevant Purchaser upon completion of the sale and purchase of the below specified residential properties together with the said specified residential properties. The Purchaser of the below specified residential properties shall be eligible for this benefit only if the relevant Purchaser has completed the purchase of the below specified residential properties in all aspects in accordance and in compliance with the formal agreement for sale and purchase and becoming the registered owner of the below specified residential properties. The use of the Redemption Letter (including validity period etc.) is subject to the terms and conditions prescribed by MOI HOME COLLECTION LIMITED. This Benefit is personal to the relevant Purchaser and is to be enjoyed by such relevant Purchaser only. The Vendor shall have absolute discretion to choose to make a payment ("payment in lieu") to the Purchaser in lieu of the provision of the Redemption Letter. The amount of payment in lieu to be determined by the Vendor in its absolute discretion and to be paid by the Vendor to the Purchaser upon or after completion of the sale and purchase of the below specified residential properties in such manner as may be determined by the Vendor in its absolute discretion. The payment in lieu is subject to the maximum amount that is equivalent to the applicable amount of discount listed in the table below (i.e., HK\$12,000 or HK\$20,000) (as the case may be). The ZENDO Home Plus Benefit is non-assignable, non-transferable and subject to the terms and conditions of the relevant transaction documents; **OR**

(2) 以下列表所列之折扣優惠(「折扣優惠」), 該折扣優惠即時在售價上作折扣扣減。

The discount applicable to the specified residential properties in the amount as set out in the Table below (the "Discount"). The Discount would be deducted from the Price directly.

為免疑問, 就購買每個以下列表的指明住宅物業(以下列表的指明住宅物業部分包括於此價單內, 部分包括於發展項目其他已發出或將發出之價單內), 買方只可享有該傢具或折扣優惠的其中一項作為「傢倍瑜意傢俬套裝優惠」。

For the avoidance of doubt, for the purchase of each specified residential property as set out in the Table below (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Development), the Purchaser is only entitled to either the Furniture or the Discount as the ZENDO Home Plus Benefit.

任何有關本優惠、換領信、該傢具或折扣優惠的爭議以賣方之最終決定為準。

The decision of the Vendor shall be final for any dispute in respect of the ZENDO Home Plus Benefit, the Redemption Letter, the Furniture or the Discount.

列表 Table

指明住宅物業 Specified residential properties		該傢具 The Furniture		折扣優惠金額 Amount of Discount
樓層 Floor	單位 Unit	描述 Description	數量 Quantity	
2, 3, 5, 6, 7, 8, 9, 10, 11, 12	A, B, C, D, E, F, G, H, J, K, M, N	Sofa 沙發	1	港幣 12,000 元 HK\$12,000
15	A, B, C, D, G, H, J, K, M, N	TV Cabinet 電視櫃	1	
16	A, B, C, D, G, H, J, M, N	Dining Table 餐桌	1	
17	A, B, C, D, E, G, H, J, M, N	Dining Chair 餐椅	2	
		Double Bed 雙人床	1	
		Wardrobe 衣櫃	1	
2, 3, 5, 6, 7, 8, 9, 10, 11, 12	L	Sofa 沙發	1	港幣 20,000 元 HK\$20,000
		TV Cabinet 電視櫃	1	
		Dining Table 餐桌	1	
15, 16	E, L	Dining Chair 餐椅	4	
		Double Bed 雙人床	1	
		Wardrobe 衣櫃	1	
17	L	Single Bed 單人床	1	
		Wardrobe 衣櫃	1	

4)(iv) 誰人負責支付買賣該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

- 如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買住宅物業的一切法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用（不包括一切雜費及開支）。

If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase of the residential property, the Vendor agrees to bear the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.

- 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

- 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅 (包括但不限於根據《印花稅條例》(第 117 章) 可予徵收的從價印花稅及所有附加印花稅，以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)、登記費及其他雜費及支出。

All stamp duty (including, but not limited to, the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該發展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

有關預備發展項目之公契及管理協議(「公契」)及附於公契之圖則的費用的適當分攤、該指明住宅物業交易之業權文件認證副本的費用、附於買賣合約及轉讓契之圖則的圖則費，以及該指明住宅物業的任何補充合約(如有)、按揭(如有)及任何其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement in respect of the Development (“DMC”) and the plans to be annexed to the DMC, the costs for preparing the certified copies of title deeds and documents of that specified residential property, the fees for plans to be annexed to the agreement for sale and purchase and the assignment, and all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

注意 :-

Note :-

於本第 (4) 段中 :-

In this paragraph (4) :-

- (I) 「售價」是指在此價單上第二部份所指的住宅物業的售價；
“Price” means the price of the residential property as stated in Part 2 of this Price List;
- (II) 「樓價」是指因應相關付款計劃及/或適用折扣(如有)按售價計算得出的住宅物業的價格，即於臨時買賣合約中所訂明的住宅物業的實際售價；
“Purchase Price” means the price of the residential property after applying the relevant Payment Plan and/or applicable discount(s) (if any) on the Price, being the actual price for the residential property as stated in the preliminary agreement for sale and purchase;
- (III) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章)釋義，指並非以下日子的日子 –
 - (a) 公眾假日或星期六；或
 - (b) 《釋義及通則條例》(第 1 章)第 71(2) 條所界定的黑色暴雨警告日或烈風警告日；“working day” as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not -
 - (a) A general holiday or a Saturday; or
 - (b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1);

(IV) 「親屬」指其配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈母、翁姑、女婿、媳婦、伯叔父、舅父、姑母、姨母、姪兒、姪女、外/姨甥、外/姨甥女、姊妹夫、大舅、小舅、大伯、小叔、兄嫂、弟媳、大姨、小姨、大姑、小姑、堂兄弟姊妹及表兄弟姊妹；

“Relative” means a spouse, parent, child, brother, sister, grandparent, grandchild, parent-in-law, child-in-law, uncle, aunt, nephew, niece, brother-in-law, sister-in-law and cousin;

(V) 樓價向下捨入計至百位數；

The Purchase Price shall be rounded down to the nearest hundred dollars;

(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:-

賣方委任的代理 :-

Agent appointed by the Vendor :-

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理:

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 世紀 21 集團有限公司及旗下特許經營商 / 香港地產商有限公司 / 香港地產代理商總會有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Group Limited and Franchisees / Hong Kong Realty Association Limited / 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發展項目中的任何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.zendohouse.com.hk

The address of the website designated by the Vendor for the Development is: www.zendohouse.com.hk