

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	原舍 22 Square	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	德昌里22號 (此臨時門牌號數有待發展項目建成時確認。) 22 Tak Cheong Lane (This provisional street number is subject to confirmation when the Development is completed.)		
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)		84	

印製日期 Date of Printing	價單編號 Number of Price List
23/06/2026	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
		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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
原舍 22 Sqaure	16	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,823,000	206,029 (19,155)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	15	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,804,000	205,357 (19,092)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	12	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,731,000	202,774 (18,852)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	11	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,708,000	201,960 (18,776)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	10	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,685,000	201,146 (18,701)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	9	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,572,000	197,148 (18,329)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	8	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,605,000	198,316 (18,438)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	7	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,583,000	197,537 (18,365)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	6	A	28.263 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,561,000	196,759 (18,293)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	18	B	26.538 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,456,000	205,592 (19,077)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	17	B	26.538 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,380,000	202,728 (18,811)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	16	B	26.538 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,359,000	201,937 (18,738)	--	--	--	--	--	--	--	--	--	--

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. 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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
原舍 22 Sqaure	12	B	26.538 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,188,000	195,493 (18,140)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	11	B	26.538 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,168,000	194,740 (18,070)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	7	B	26.538 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,972,000	187,354 (17,385)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	16	C	29.557 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	6,245,000	211,287 (19,638)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	12	C	29.557 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	6,122,000	207,125 (19,252)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	11	C	29.557 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	6,061,000	205,061 (19,060)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	10	C	29.557 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	6,001,000	203,031 (18,871)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	9	C	29.557 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,942,000	201,035 (18,686)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	8	C	29.557 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,942,000	201,035 (18,686)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	7	C	29.557 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	5,883,000	199,039 (18,500)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	16	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,691,000	231,941 (21,518)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	12	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,598,000	227,342 (21,092)	--	--	--	--	--	--	--	--	--	--

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. 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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
原舍 22 Sqaure	11	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,553,000	225,117 (20,885)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	10	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,508,000	222,892 (20,679)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	9	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,463,000	220,667 (20,472)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	8	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,463,000	220,667 (20,472)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	7	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,419,000	218,492 (20,271)	--	--	--	--	--	--	--	--	--	--
原舍 22 Sqaure	6	D	20.225 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	4,108,000	203,115 (18,844)	--	--	--	--	--	--	--	--	--	--

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/ Sections 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/ Sections 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，就有關指明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/ Sections 53(3)
如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關指明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照《一手住宅物業銷售條例》第 8 條及附表 2 第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- 4 註：於本第 4 節內：「售價」指本價單第二部分表中所列住宅物業的售價，而「樓價」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，皆以向上進位至最接近千位數作為樓價。
Note: In this section 4: “Price” means the price 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 amended 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.

4(i)

支付條款

Terms of Payment

(A) **尊盈投資計劃 (售價減 8%)**

1. 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。
2. 買方須於簽署臨時合約後 90 天內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通知的日期後的 14 天內繳付樓價 95%作為樓價餘款，以較早者為準。

(A) **Premium Investment Cash Payment Plan (8% discount on the Price)**

1. A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the preliminary agreement for sale and purchase.
2. 95% of the Purchase Price being balance of the Purchase Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the Vendor's 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) **輕鬆置業計劃**

1. 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。
2. 買方須於簽署臨時買賣合約後 30 天內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通知的日期後的14天內再付樓價 5%，以較早者為準。
3. 買方須於簽署臨時買賣合約後 120 天內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通知的日期後的14天內再付樓價 5%，以較早者為準。
4. 買方須於簽署臨時買賣合約後 210 天內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通知的日期後的 14 天內再付樓價 5%，以較早者為準。
5. 買方須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通知的日期後的14天內繳付樓價 80%作為樓價餘款。

(B) **Seamless Homeownership Stage Payment Plan**

1. A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the preliminary agreement for sale and purchase.
2. 5% of the Purchase Price shall be paid by the Purchaser within 30 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the Vendor's 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. 5% of the Purchase Price shall be paid by the Purchaser within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the Vendor's 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.
4. 5% of the Purchase Price shall be paid by the Purchaser within 210 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the Vendor's 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.
5. 80% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

備註：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「孖士打律師行」或「Johnson Stokes & Master」，臨時訂金餘款可以支票或本票支付，抬頭請寫「孖士打律師行」或「Johnson Stokes & Master」。
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 “孖士打律師行” or “Johnson Stokes & Master”, and the balance of the preliminary deposit may be paid by cheque(s) or cashier's order(s) made payable to “孖士打律師行” or “Johnson Stokes & Master”.
- (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) **售價獲得折扣基礎**

The basic on which any discount on the price is available

(1) 付款計劃優惠

Payment Plan Benefit

1. (只適用於選擇付款計劃選項(A) - 尊盈投資計劃之買家) 選擇第 4(i)(1)段所述的付款計劃之買方，可獲 8%售價折扣優惠。

(Only available to purchasers who have selected Payment Plan (A) - Premium Investment Cash Payment Plan) A 8% discount on the Price will be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph 4(i)(1).

(2) 東立員工及員工親屬優惠

Discount for Orion Land Staff and Relatives of Orion Land Staff

在簽署臨時買賣合約當日，買方如符合以下各項條件，可獲 3%售價折扣優惠:-

Subject to satisfaction of the following conditions on the date of signing the preliminary agreement for sale and purchase, a 3% discount on the Price would be offered to the Purchaser if the Purchaser satisfies all the following criteria:-

1. 買方(如買方為個人)或買方董事(如買方為公司)屬以下任何一類別:-

The Purchaser (if the Purchaser is an individual) or the director(s) of the Purchaser (if the Purchaser is a company) belongs to any one of the following categories:-

- (i) 買方須為於東立地產集團旗下任何公司，包括東立地產有限公司或其任何直接或間接附屬公司(不論是否全資擁有)或附屬業務單位(不論位於中國香港或中國內地)的全職長期員工(「**合資格員工**」)；或

The Purchaser must be a full-time permanent employee directly employed by a company within the Orion Land Group, including Orion Land Limited and any of its direct or indirect subsidiaries (whether wholly owned or not) or subsidiary business units (whether in Hong Kong or Chinese Mainland) (an "**Eligible Staff**"); or

- (ii) 買方(如買方為個人)或買方董事(如買方為公司)為合資格員工之配偶、父母、子女或兄弟姊妹。

The Purchaser (if the Purchaser is an individual) or the director(s) of the Purchaser (if the Purchaser is a company) is a spouse, parent, child or sibling of the Eligible Staff.

買方須向賣方提供令賣方滿意之證明文件，以證明相關關係。賣方對於該等關係是否存在以及買方是否符合資格享有東立員工及員工親屬優惠，擁有唯一及絕對酌情權作出決定，而賣方之決定為最終決定。
The Purchaser must provide documentary evidence to the Vendor's satisfaction to prove the relevant relationship(s). The Vendor shall have the sole and absolute discretion to determine whether such relationship(s) exist and whether the Purchaser is eligible for the Discount for Orion Land Staff and Relatives of Orion Land Staff, and the Vendor's determination shall be final.

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可贈品、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) 提早付清樓價現金回贈
Early Settlement Cash Rebate

(只適用於選擇付款計劃選項(B) - 輕鬆置業計劃之買家)
(Only available to purchasers who have selected Payment Plan (B) - Seamless Homeownership Stage Payment Plan)

如買方於臨時買賣合約的日期後 150 日或之前付清樓價餘額，可獲賣方送出相等於樓價 4% 之提早付清樓價現金回贈。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

Where the purchaser fully settles the purchase price on or before 150 days after the date of the preliminary agreement for sale and purchase, the purchaser(s) shall be entitled to an Early Settlement Cash Rebate offered by the Vendor equivalent to 4% of the purchase price. The date of settlement of the balance of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

買方於提前付清樓價餘額日前最少 14 個工作日，以書面向賣方申請提早付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後將提早付清樓價現金回贈直接用於支付部份樓價餘額。
The purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 14 working days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

提早付清樓價現金回贈受其他條款及細則約束。
The Early Settlement Cash Rebate is subject to other terms and conditions.

- (b) 傢俱優惠
Furniture Benefit

買方可免費獲贈於附錄中所述之相關住宅物業之裝飾、傢俱和物件(「該傢俱」)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將以現狀於該住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。詳情請參閱附錄。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property(ies) as set out in the Annex (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser at the residential property on "as-is" condition, and no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. Please see the Annex for details.

傢俱優惠受其他條款及條件約束。
The Furniture Benefit is subject to other terms and conditions.

- (c) 首年保修優惠
First Year Warranty Benefit

在不影響買方於正式合約下之權利的前提下，凡該住宅物業有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人(不包括賣方)之行為或疏忽造成，買方可於該住宅物業的轉讓契日期起計 1 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 1 year from the date of the Assignment of the residential property rectify any defects (fair wear and tear excepted) to the residential property caused otherwise than by the act or neglect of any person (excluding the Vendor).

為免疑問，首年保修優惠不包括任何位於該住宅物業內或隨該住宅物業出售的該傢俱(附錄中所述的，如有)、電器、家具、花草植物或園藝設計(如有)，亦不包括任何該住宅物業之損耗及在買賣完成後所增加的事物

For the avoidance of doubt, the First Year Warranty Benefit does not cover the Furniture (as set out in the Annex, if any), any electrical appliances, furniture, plants or landscaping in and sold with the residential property (if any), nor to any wear and tear of the residential property or any things or matter added to the residential property after the completion of the sale and purchase.

首年保修優惠受其他條款及細則約束。
The First Year Warranty Benefit is subject to other terms and conditions.

4(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) 賣方與買方應分別由各自的律師代表。買方應聘用代表律師處理其買賣合約及轉讓契，買賣雙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。買方亦須支付與按揭（如有）有關的法律費用。
The Vendor and the Purchaser shall be separately represented by their own solicitors. The Purchaser shall instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, and shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment. The Purchaser shall also be pay the legal fees in respect of mortgage (if any).
- (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, any ad valorem 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.

4(v) **買方須為買賣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 the Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(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。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

5) **賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事**

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

東立地產代理有限公司
Orion Estate Agency Limited

請注意: 任何人可委任任何地產代理在購買發展項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

6) 賣方就發展項目指定的互聯網網站的網址為 www.22square.com.hk

The address of the website designated by the vendor for the Development is: www.22square.com.hk

附錄
Annex

傢俱優惠
Furniture Benefit

- (I) 在成交後，買方將免費獲提供本附錄所述之裝飾、傢俱和物件(「**該傢俱**」)。該傢俱不是售樓說明書所描述的該物業的裝置、裝修物料及設備。該優惠由賣方安排及由指定傢俱公司提供。有關該傢俱的交付及組裝詳情將由賣方／指定傢俱公司與買方聯繫。有關該傢俱的詳情(包括但不限於設計、顏色及物料)，請向指定傢俱公司查詢。如任何該傢俱的貨源短缺，賣方便會提供品質相若的傢俱。
After completion, the Purchaser will be provided with the decoration, furniture and chattels as set out hereto (the “**Furniture**”) free of charge. The Furniture is not the fittings, finishes and appliances of the Property as depicted in the sales brochure. The Benefit is arranged by the Vendor and provided by the designated furniture company. Details of the delivery and assembly of the Furniture will be liaised between the Vendor/designated furniture company and the Purchaser. For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company. If any of the Furniture is out of stock, a Furniture of comparable quality will be provided.
- (II) 賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將以現狀於該住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。
No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser at the residential property on “as-is” condition, and no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture.
- (III) 買方須付清該住宅物業之樓價及按正式合約完成該住宅物業買賣，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 irrespective of whether:
- (a) 就該優惠有否引起任何爭議；及
there is any dispute arising from the Benefit; and
- (b) 指定傢俱公司交付予買方的所有或任何該傢俱是否與該優惠之條款一致。
all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.
- (IV) 賣方、其所有控股公司或其代表不會就該優惠及該傢俱提供保養或作出任何保證或陳述，更不會就該傢俱之狀況、狀態、品質、性能或任何該傢俱是否或會否在可運作狀態作出任何保證或陳述。如買方對該傢俱有任何異議或質詢，應直接聯絡指定傢俱公司。
The Vendor, all their holding company(ies) or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the 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 company directly.

- (V) 傢俱優惠受其他條款及細則約束。
The Furniture Benefit is subject to other terms and conditions.

原舍 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓、26 樓 A 單位
Unit A of 3rd, 5th -12th, 15 th - 23rd, 25 th, 26th Floor of 22 Square

位置 Location: 客飯廳 Living & Dining Room	
該傢俱 Furniture	數量 Quantity
餐枱 Dining Table	1
單椅 Single Chair	1
沙發 Sofa	1
咕啞 Cushion	2
茶几 Coffee Table	1
屏風 Screen	1
吊燈 Pendant Light	1
鞋櫃 Shoe Cabinet	1
位置 Location: 睡房 Bedroom	
該傢俱 Furniture	數量 Quantity
儲物床 Storage Bed	1
床褥 Mattress	1
衣櫃 Wardrobe	1

原舍 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 27 樓 B 單位
Unit B of 3rd, 5th -12th, 15 th - 23rd, 25 th – 27th Floor of 22 Square

位置 Location: 客飯廳 Living & Dining Room	
該傢俱 Furniture	數量 Quantity
餐枱 Dining Table	1
單椅 Single Chair	1
沙發 Sofa	1
咕啞 Cushion	2
茶几 Coffee Table	1
屏風 Screen	1
吊燈 Pendant Light	1
位置 Location: 睡房 Bedroom	
該傢俱 Furniture	數量 Quantity
儲物床 Storage Bed	1
床褥 Mattress	1
衣櫃 Wardrobe	1

原舍 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓、26 樓 C 單位
Unit C of 3rd , 5th -12th , 15 th - 23rd , 25 th, 26th Floor of 22 Square

位置 Location: 客飯廳 Living & Dining Room	
該傢俱 Furniture	數量 Quantity
餐枱 Dining Table	1
單椅 Single Chair	1
沙發 Sofa	1
咕啞 Cushion	2
茶几 Coffee Table	1
屏風 Screen	1
吊燈 Pendant Light	1
鞋櫃 Shoe Cabinet	1
位置 Location: 睡房 Bedroom	
該傢俱 Furniture	數量 Quantity
儲物床 Storage Bed	1
床褥 Mattress	1
衣櫃 Wardrobe	1

原舍 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 27 樓 D 單位
Unit D of 3rd , 5th -12th , 15 th - 23rd , 25 th – 27th Floor of 22 Square

位置 Location: 客飯廳 Living & Dining Room	
該傢俱 Furniture	數量 Quantity
餐枱 Dining Table	1
單椅 Single Chair	1
沙發 Sofa	1
咕啞 Cushion	2
茶几 Coffee Table	1
吊燈 Pendant Light	1
儲物床 Storage Bed	1
床褥 Mattress	1
衣櫃 Wardrobe	1