價單 Price List

第一部份：基本資料　Part 1: Basic Information

期數名稱 **Name of Phase**	首岸的第3期 Phase 3 of One Victoria Cove	**期數(如有)** **Phase No.(if any)**	第3期 Phase 3
期數位置 **Location of Phase**	庇利街1號 **此臨時門牌號數有待期數建成時確認。 No. 1 Bailey Street **This provisional street number is subject to confirmation when the Phase is completed.		
期數中的住宅物業的總數 **The total number of residential properties in the Phase**			288

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
10 May 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
14 October 2026	3A	無NIL
12 November 2026	3B	無NIL

第二部分：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 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
第1座 Tower 1	26	A	65.809 (708) 露台 Balcony: 2.170 (23) 工作平台 Utility Platform: 1.500 (16)	18,254,000	277,378 (25,782)	--	--	--	--	--	--	--	--	--	--
	25	A	65.809 (708) 露台 Balcony: 2.170 (23) 工作平台 Utility Platform: 1.500 (16)	18,147,000	275,753 (25,631)	--	--	--	--	--	--	--	--	--	--
	23	A	65.809 (708) 露台 Balcony: 2.170 (23) 工作平台 Utility Platform: 1.500 (16)	18,040,000	274,127 (25,480)	--	--	--	--	--	--	--	--	--	--
	20	A	65.809 (708) 露台 Balcony: 2.170 (23) 工作平台 Utility Platform: 1.500 (16)	17,719,000	269,249 (25,027)	--	--	--	--	--	--	--	--	--	--
	19	A	65.809 (708) 露台 Balcony: 2.170 (23) 工作平台 Utility Platform: 1.500 (16)	17,588,000	267,258 (24,842)	--	--	--	--	--	--	--	--	--	--
	21	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,516,000	273,607 (25,436)	--	--	--	--	--	--	--	--	--	--
	20	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,425,000	272,003 (25,287)	--	--	--	--	--	--	--	--	--	--
	18	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,231,000	268,582 (24,969)	--	--	--	--	--	--	--	--	--	--
	17	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,151,000	267,171 (24,838)	--	--	--	--	--	--	--	--	--	--
	12	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,952,000	263,662 (24,511)	--	--	--	--	--	--	--	--	--	--
	11	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,888,000	262,533 (24,407)	--	--	--	--	--	--	--	--	--	--
	10	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,826,000	261,440 (24,305)	--	--	--	--	--	--	--	--	--	--
	7	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,575,000	257,014 (23,893)	--	--	--	--	--	--	--	--	--	--
	6	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,487,000	255,462 (23,749)	--	--	--	--	--	--	--	--	--	--

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 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
第1座 Tower 1	5	B	56.709 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,388,000	253,716 (23,587)	--	--	--	--	--	--	--	--	--	--
	18	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,777,000	268,901 (25,005)	--	--	--	--	--	--	--	--	--	--
	17	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,729,000	267,703 (24,893)	--	--	--	--	--	--	--	--	--	--
	16	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,655,000	265,857 (24,722)	--	--	--	--	--	--	--	--	--	--
	11	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,450,000	260,742 (24,246)	--	--	--	--	--	--	--	--	--	--
	10	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,387,000	259,170 (24,100)	--	--	--	--	--	--	--	--	--	--
	7	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,203,000	254,579 (23,673)	--	--	--	--	--	--	--	--	--	--
	6	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,141,000	253,032 (23,529)	--	--	--	--	--	--	--	--	--	--
	5	C	40.078 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,080,000	251,510 (23,387)	--	--	--	--	--	--	--	--	--	--
	29	D	40.539 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,270,000	278,004 (25,849)	--	--	--	--	--	--	--	--	--	--
	28	D	40.539 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,215,000	276,647 (25,722)	--	--	--	--	--	--	--	--	--	--
	27	D	40.539 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,172,000	275,586 (25,624)	--	--	--	--	--	--	--	--	--	--
	26	D	40.539 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,135,000	274,674 (25,539)	--	--	--	--	--	--	--	--	--	--
	25	D	40.539 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,097,000	273,736 (25,452)	--	--	--	--	--	--	--	--	--	--

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 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
第1座 Tower 1	23	D	40.539 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,059,000	272,799 (25,365)	--	--	--	--	--	--	--	--	--	--
	30	E	36.331 (391) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,259,000	282,376 (26,238)	--	--	--	--	--	--	--	--	--	--
	29	E	36.331 (391) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,182,000	280,257 (26,041)	--	--	--	--	--	--	--	--	--	--
	28	E	36.331 (391) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,082,000	277,504 (25,785)	--	--	--	--	--	--	--	--	--	--
	27	E	36.331 (391) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,006,000	275,412 (25,591)	--	--	--	--	--	--	--	--	--	--
	3	E	36.331 (391) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,747,000	240,759 (22,371)	--	--	--	--	--	--	--	--	--	--
	21	F	40.475 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,155,000	275,602 (25,585)	--	--	--	--	--	--	--	--	--	--
	20	F	40.475 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,105,000	274,367 (25,470)	--	--	--	--	--	--	--	--	--	--
	19	F	40.475 (436) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,052,000	273,057 (25,349)	--	--	--	--	--	--	--	--	--	--
	20	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,390,000	265,540 (24,676)	--	--	--	--	--	--	--	--	--	--
	19	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,346,000	264,147 (24,547)	--	--	--	--	--	--	--	--	--	--
	18	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,296,000	262,565 (24,400)	--	--	--	--	--	--	--	--	--	--
	17	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,249,000	261,077 (24,262)	--	--	--	--	--	--	--	--	--	--
	16	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,187,000	259,115 (24,079)	--	--	--	--	--	--	--	--	--	--

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 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
第1座 Tower 1	15	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,151,000	257,976 (23,974)	--	--	--	--	--	--	--	--	--	--
	12	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,115,000	256,836 (23,868)	--	--	--	--	--	--	--	--	--	--
	11	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,079,000	255,697 (23,762)	--	--	--	--	--	--	--	--	--	--
	10	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,035,000	254,304 (23,632)	--	--	--	--	--	--	--	--	--	--
	9	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,992,000	252,943 (23,506)	--	--	--	--	--	--	--	--	--	--
	8	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,955,000	251,772 (23,397)	--	--	--	--	--	--	--	--	--	--
	7	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,898,000	249,968 (23,229)	--	--	--	--	--	--	--	--	--	--
	6	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,836,000	248,006 (23,047)	--	--	--	--	--	--	--	--	--	--
	5	G	31.596 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,773,000	246,012 (22,862)	--	--	--	--	--	--	--	--	--	--
	22	H	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,473,000	268,976 (24,994)	--	--	--	--	--	--	--	--	--	--
	21	H	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,415,000	267,134 (24,823)	--	--	--	--	--	--	--	--	--	--
	20	H	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,355,000	265,230 (24,646)	--	--	--	--	--	--	--	--	--	--
	22	J	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,471,000	268,912 (24,988)	--	--	--	--	--	--	--	--	--	--
	21	J	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,410,000	266,976 (24,808)	--	--	--	--	--	--	--	--	--	--

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 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
第1座 Tower 1	20	J	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,352,000	265,134 (24,637)	--	--	--	--	--	--	--	--	--	--
	3	J	28.001 (301) 露台 Balcony: - 工作平台 Utility Platform: -	7,949,000	283,883 (26,409)	--	--	--	7.826 (84)	--	--	--	--	--	--
	22	K	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,374,000	265,833 (24,702)	--	--	--	--	--	--	--	--	--	--
	21	K	31.501 (339) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,318,000	264,055 (24,537)	--	--	--	--	--	--	--	--	--	--
	3	K	28.001 (301) 露台 Balcony: - 工作平台 Utility Platform: -	7,883,000	281,526 (26,189)	--	--	--	7.826 (84)	--	--	--	--	--	--
	26	L	31.447 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,431,000	268,102 (24,944)	--	--	--	--	--	--	--	--	--	--
	25	L	31.447 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,391,000	266,830 (24,825)	--	--	--	--	--	--	--	--	--	--
	23	L	31.447 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,341,000	265,240 (24,678)	--	--	--	--	--	--	--	--	--	--
	22	L	31.447 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,306,000	264,127 (24,574)	--	--	--	--	--	--	--	--	--	--
	21	L	31.447 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,249,000	262,314 (24,405)	--	--	--	--	--	--	--	--	--	--
	3	L	27.947 (301) 露台 Balcony: - 工作平台 Utility Platform: -	7,841,000	280,567 (26,050)	--	--	--	7.935 (85)	--	--	--	--	--	--
	28	M	57.212 (616) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,859,000	277,197 (25,745)	--	--	--	--	--	--	--	--	--	--
	26	M	57.212 (616) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,720,000	274,768 (25,519)	--	--	--	--	--	--	--	--	--	--
	23	M	57.212 (616) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,575,000	272,233 (25,284)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

(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：「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，皆以向下調整至百位數作為樓價。買方須為於同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 amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(5) (i) **付款辦法-歡迎選擇　Payment Methods - Please Choose**

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金。其中港幣$100,000 作為部份臨時訂金須以銀行本票支付，臨時訂金餘款須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「的近律師行」。
Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the preliminary agreement for sale and purchase. HK$100,000 being part of the preliminary deposit shall be paid by cashier order and the remaining balance of the preliminary deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to "Deacons".

(A) 100天付款計劃： 依照售價減5%(95%)
100 Days Payment Method : 5% discount on the price (95%)

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP").
The Formal Agreement for Sale and Purchase ("ASP") shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 90%：於買方簽署臨時買賣合約後100天內支付。
90% of purchase price : shall be paid by the Purchaser within 100 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 180天付款計劃： 依照售價減4%(96%)
180 Days Payment Method : 4% discount on the price (96%)

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 90%：於買方簽署臨時買賣合約後180天內支付。
90% of purchase price : shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(C) 建築期付款計劃： 依照售價減2%(98%)
Stage Payment Method : 2% discount on the price (98%)

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 90%：於賣方就其有能力將本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。
90% of purchase price : shall be paid by the Purchaser within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the Property to the Purchaser.

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

1. 「恒地會折扣」優惠
"Henderson Club Discount" Benefit
買方可獲額外1%售價折扣作為「恒地會折扣」優惠。
An extra 1% discount on the price will be offered to the Purchaser as "Henderson Club Discount" Benefit.

2. 「連接金融核心區折扣」優惠
"Connection to Financial Core" Benefit
買方可獲額外1%售價折扣作為「連接金融核心區折扣」優惠。
An extra 1% discount on the price will be offered to the Purchaser as "Connection to Financial Core" Benefit.

3. 「東維港灣區折扣」優惠
"Victoria Cove Area" Benefit
買方可獲額外1%售價折扣作為「東維港灣區折扣」優惠。
An extra 1% discount on the price will be offered to the Purchaser as "Victoria Cove Area" Benefit.

4. 「著名校網折扣」優惠
"Famous School Network" Benefit
買方可獲額外1%售價折扣作為「著名校網折扣」優惠。
An extra 1% discount on the price will be offered to the Purchaser as "Famous School Network" Benefit.

(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:

1. 首2年保修優惠
First 2 Year Warranty Offer

首2年保修優惠只是由永利星發展有限公司(「如此聘用的人」)提供予買方。而無論在任何情況下，賣方無須因首 2 年保修優惠所引發的任何事情負上任何責任。
This First 2 Year Warranty Offer is provided by Nation Star Development Limited (the "Person so Engaged") and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the First 2 Year Warranty Offer.

在不減損買方於正式合約下之權利的前提下，凡住宅物業(但不包括任何位於住宅物業內或連同住宅物業一併出售的花草植物、園藝設計、實產或傢具(如有)或任何該物業之損耗或任何在住宅物業買賣完成後買方所增置、安裝、構建的裝置、裝修物料、設備或實產)有欠妥之處，而該欠妥之處並非由任何蓄意、錯誤或疏忽或正常損耗造成，買方可於(a) 臨時合約及正式合約所定之該物業的成交日期起計的2年內或 (b) 在簽署該物業轉讓契之日起計的2年內 (以較遲者為準)向如此聘用的人發出書面通知，如此聘用的人將在收到買方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。首2年保修優惠以相關交易文件條款及條件為準。

Without prejudice to the Purchaser(s)' rights under the ASP, the Person so Engaged is prepared to at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser(s) within (a) 2 year from the date of completion of the sale and purchase of the Property as stipulated in the PASP and the ASP, or (b) 2 year from the date of execution of the Assignment of the Property, whichever is later, remedy any defects to the residential property (excluding any plants, landscaping, chattels or furniture in or sold with the residential property, any wear and tear of the Property, or any fittings, finishes, appliances or chattels added, installed or built to or at the residential property by the Purchaser after the completion of its sale and purchase of the residential property) caused otherwise than by vandalism, wrongful act or negligence or normal fair wear and tear. The First 2 Year Warranty Offer is subject to the terms and conditions of the relevant transaction documents.

(iv) 誰人負責支付買賣該期數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 Phase

1. 若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之律師費用。
If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.

2. 買方律師有關處理、完成、釐印及登記給予買方的正式合約、按揭契(如有)及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。
All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement, Mortgage (if any) and Assignment shall be borne and paid by the Purchaser.

3. 有關臨時合約及/或買賣合約及/或轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅)，一概由買方負責支付。
All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) payable on the PASP and/or the ASP and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.

(v) 買方須為就買賣該期數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 Phase

一切製作、登記及完成公契及管理協議（「公契」）之費用及附於公契之圖則費用的適當分攤、指明住宅物業的業權契據及文件核證副本之費用、指明住宅物業的買賣合約及轉讓契之圖則費、指明住宅物業的按揭（如有）之律師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律師及其他費用，均由買方負責。所有查冊費、註冊費及其他雜項費用均須由買方承擔。

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 (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the ASP and the Assignment of the specified residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the specified residential property and all legal costs and charges of any other documents relating to the sale and purchase of the specified residential property. All search fees, registration fees and other disbursements shall be borne by the Purchaser.

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary from bank to bank themselves and according to the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而可能連帶獲得的任何贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit that may be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the PASP only and shall not be transferable.

3. 買方於簽署正式買賣合約後，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費$7,500及自付有關額外費用。
If a Purchaser wishes to change the payment terms after signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of $7,500 upon demand and all related extra expenses.

(6) 賣方已委任地產代理在期數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 Phase:

賣方委任的代理：
Agent appointed by the Vendor:

恒基物業代理有限公司　　Henderson Property Agency Limited

請注意：任何人可委任任何地產代理在購買該期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(7) 賣方就期數指定的互聯網網站的網址為： *www.onevictoriacove.com.hk*
The address of the website designated by the vendor for the Phase is: *www.onevictoriacove.com.hk*