

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	瀚名 10 LaSalle	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	九龍喇沙利道10號 10 La Salle Road, Kowloon		
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)			73

印製日期 Date of Printing	價單編號 Number of Price List
5 May 2022	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 price 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
瀚名 10 LaSalle	11樓 11/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	9,145,000	305,720 (28,401)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	11樓 11/F	D	29.680 (319) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,928,000	300,809 (27,987)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	11樓 11/F	E	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,928,000	298,466 (27,727)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	11樓 11/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	10,370,000	273,110 (25,355)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	10樓 10/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,967,000	299,769 (27,848)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	10樓 10/F	D	29.680 (319) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,705,000	293,295 (27,288)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	10樓 10/F	E	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,705,000	291,011 (27,034)	--	--	--	--	--	--	--	--	--	--

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 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
瀚名 10 LaSalle	10樓 10/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	10,114,000	266,368 (24,729)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	9樓 9/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,867,000	296,426 (27,537)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	9樓 9/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	10,002,000	263,418 (24,455)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	8樓 8/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,778,000	293,451 (27,261)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	8樓 8/F	D	29.680 (319) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,519,000	287,028 (26,705)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	8樓 8/F	E	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,519,000	284,793 (26,457)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	8樓 8/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	9,900,000	260,732 (24,205)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	7樓 7/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,645,000	289,005 (26,848)	--	--	--	--	--	--	--	--	--	--

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
瀚名 10 LaSalle	7樓 7/F	D	29.680 (319) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,385,000	282,513 (26,285)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	7樓 7/F	E	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,385,000	280,313 (26,040)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	7樓 7/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	9,746,000	256,676 (23,829)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	6樓 6/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,578,000	286,765 (26,640)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	6樓 6/F	D	29.680 (319) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,325,000	280,492 (26,097)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	6樓 6/F	E	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,325,000	278,307 (25,854)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	6樓 6/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	9,677,000	254,859 (23,660)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	5樓 5/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,523,000	284,926 (26,469)	--	--	--	--	--	--	--	--	--	--

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 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
瀚名 10 LaSalle	5樓 5/F	D	29.680 (319) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,265,000	278,470 (25,909)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	5樓 5/F	E	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,265,000	276,301 (25,668)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	5樓 5/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	9,608,000	253,042 (23,491)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	3樓 3/F	B	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,456,000	282,686 (26,261)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	3樓 3/F	D	29.680 (319) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,205,000	276,449 (25,721)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	3樓 3/F	E	29.913 (322) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	8,205,000	274,295 (25,481)	--	--	--	--	--	--	--	--	--	--
瀚名 10 LaSalle	3樓 3/F	F	37.970 (409) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:-- (--)	9,539,000	251,225 (23,323)	--	--	--	--	--	--	--	--	--	--

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，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：於本第(4)段中：

(a) 「售價」指本價單第二部份中所列表之住宅物業的售價。

(b) 「樓價」指臨時買賣合約中訂明的住宅物業的實際售價，因應相關支付條款(付款計劃)及適用折扣(如有)按售價計算得出的價目，皆以向下捨位到最近的百位數作為樓價。

(c) 「淨樓價」指樓價減去買方根據本價單(4)(iii)(b)段方法 1 取得之「印花稅津貼」優惠的金額。如買方選擇根據本價單(4)(iii)(b)段方法 2 取得「印花稅津貼」優惠，「淨樓價」即等於「樓價」。

(d) 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支付條款(付款計劃)。

Note: In this paragraph (4):

(a) "Price" means the price of the residential property set out in Part 2 of this Price List.

(b) "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant term of payment (payment method) and applicable discounts (if any) on the Price will be rounded down to the nearest hundred to determine the Purchase Price.

(c) "Net Purchase Price" means the Purchase Price minus the amount of "Subsidy of Stamp Duty" obtained by the Purchaser under paragraph (4)(iii)(b) Method 1 of this Price List. If the Purchaser shall obtain the "Subsidy of Stamp Duty" by selecting paragraph (4)(iii)(b) Method 2 of this Price List, "Net Purchase Price" is equal to the "Purchase Price".

(d) The Purchaser must choose the same term of payment (payment method) for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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樓價 5%之金額作為臨時訂金。

(a) 如買方在簽署臨時買賣合約前已向嘉里物業代理有限公司(「賣方代理」)以信用卡方式支付「登記訂金」,賣方代理會將該登記訂金轉交賣方代表律師,以用作支付部份臨時訂金。買方須另備支票以補足臨時訂金之餘額,抬頭請寫「高李葉律師行」。

(b) 在其他情況下,買方須提供一張港幣 100,000 元銀行本票以支付部份臨時訂金,抬頭請寫「高李葉律師行」。買方須另備支票以補足臨時訂金之餘額,抬頭請寫「高李葉律師行」。Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price.

(a) If the Purchaser has provided a “registration deposit” by way of credit card to Kerry Real Estate Agency Limited (“the Vendor’s Agent”) prior to the signing of the Preliminary Agreement for Sale and Purchase, the Vendor’s Agent shall transfer the registration deposit to the Vendor’s solicitors for part payment of the preliminary deposit. The Purchaser shall prepare a cheque payable to “**Kao, Lee & Yip Solicitors**” to pay the balance of the preliminary deposit.

(b) For other cases, the Purchaser shall provide a cashier’s order for the sum of HK\$100,000 payable to “**Kao, Lee & Yip Solicitors**” for part payment of the preliminary deposit. The Purchaser shall prepare a cheque payable to “**Kao, Lee & Yip Solicitors**” to pay the balance of the preliminary deposit.

(A) Super 90 付款計劃 (照售價減 2.5%) (「付款計劃(A)」) Super 90 Payment (2.5% discount from the Price) (“Payment Method (A)”)

1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。

5% of the Purchase Price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.

2) 樓價 95% (樓價餘額)於簽署臨時買賣合約後 90 天內支付。

95% of the Purchase Price (balance of Purchase Price) to be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(B) 靈活 360 付款計劃(照售價) (「付款計劃(B)」) Flexible 360 Payment (the Price) (“Payment Method (B)”)

1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.

2) 樓價 5% (再期訂金) 於簽署臨時買賣合約後 90 天內支付。

5% of Purchase Price (further deposit) to be paid within 90 days after signing of the preliminary agreement for sale and purchase.

3) 樓價 90% (樓價餘額) 於簽署臨時買賣合約後 360 天內支付。

90% of Purchase Price (balance of Purchase Price) to be paid within 360 days after signing of the preliminary agreement for sale and purchase.

* 受制於合約,如買方選擇 付款計劃(B)並提前於買賣合約訂明的成交日之前按買賣合約條款完成交易及付清樓價和其他款項,買方可根據以下列表獲賣方送出現金回贈優惠,惟買方必須於付清樓價及成交之前不少於 30 天以書面通知賣方買方將會完成交易及付清樓價餘額。現金回贈(如送出)將從買方依買賣合約訂明應支付之樓價餘額中於成交時抵銷。

Subject to contract, if the Purchaser who chooses Payment Method (B) completes the sale and purchase and pays the Purchase Price and other payments in accordance with the terms and conditions of the agreement for sale and purchase in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate to be offered by the Vendor according to the table below provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will complete the sale and purchase and pay the balance of the Purchase Price in full not less than 30 days before the date of completion and full payment of purchase price. The cash rebate (if offered) will be offset against the balance of the Purchase Price payable by the Purchaser upon completion pursuant to the agreement for sale and purchase.

完成交易及付清樓價和其他款項之日期 Date of completion and full payment of the Purchase Price and other payments	現金回贈金額 Amount of cash rebate
簽署臨時買賣合約的日期後 90 日內 Within 90 days after the date of signing of the preliminary agreement for sale and purchase	淨樓價 2.5% 2.5% of the Net Purchase Price

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the Price is available

(a) 見上述(4)(i)段及下述(4)(iii)段。

See paragraph (4)(i) above and paragraph (4)(iii) below.

(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) 見上述 4(i)段及 4(ii)段。
See paragraphs 4(i) and 4(ii) above.

(b) 「早鳥」優惠 “Early Bird” Benefit
買方可獲額外 2%售價折扣優惠作為「早鳥」優惠。
An extra 2% discount from the Price would be offered to the Purchasers as the “Early Bird” Benefit.

(c) 「Kerry Homes 會員」優惠 “Kerry Homes Member” Benefit
買家如屬 Kerry Homes 會員，可獲額外 2%售價折扣優惠。
An extra 2% discount from the Price would be offered to Purchasers who are “Kerry Homes members”.

(d) 「印花稅津貼」優惠 “Subsidy of Stamp Duty” Benefit
買方可獲相等於每個有關物業在扣除(如適用) (4)(i)段的付款計劃(A)之折扣、4(iii)(b)段「早鳥」優惠及(4)(iii)(c)段「Kerry Homes會員」優惠的金額後的價目的3.75%之「印花稅津貼」優惠。

The Purchaser shall be entitled to a “Subsidy of Stamp Duty” Benefit which is equivalent to 3.75% of the price of each of the relevant property(ies)(after deduction of (if applicable) the amount of discount for Payment Method (A) under paragraph (4)(i), the amount of “Early Bird” Benefit under paragraph (4)(iii)(b) and the amount of “Kerry Homes Member” Benefit under paragraph (4)(iii)(c)).

為免存疑，如兩個或以上住宅物業以單一份臨時買賣合約購買，該優惠將按照每個住宅物業的樓價分別計算得出。

For the avoidance of doubt, if two or more residential properties are purchased under one single preliminary agreement for sale and purchase, the benefit is calculated with reference to the Purchase Price of each residential property separately.

買方須於簽署臨時買賣合約時選擇以下其中一種方法取得「印花稅津貼」優惠：

The Purchaser shall select, upon signing of the preliminary agreement for sale and purchase, one of the methods below to claim the "Subsidy of Stamp Duty" Benefit:

方法 1：

Method 1:

當買方簽署正式買賣合約後，由賣方將「印花稅津貼」優惠用作直接支付正式買賣合約之從價印花稅給稅務局。若需支付之從價印花稅少於以上可得之「印花稅津貼」優惠，有關優惠餘款(即「印花稅津貼」優惠金額及稅務局評估的從價印花稅之差額)將用作支付該住宅物業的部分樓價餘額。若需支付之從價印花稅多於以上可得之「印花稅津貼」優惠，則買方須負責支付稅務局評估的從價印花稅及「印花稅津貼」優惠金額之差額。本優惠以相關交易文件條款為準；或

The Vendor will apply the “Subsidy of Stamp Duty” Benefit for payment of the Ad Valorem Stamp Duty chargeable on the relevant formal agreement for sale and purchase to the Inland Revenue Department directly upon signing of the said formal agreement for sale and purchase by the Purchaser. If the Ad Valorem Stamp Duty payable is less than the above “Subsidy of Stamp Duty” Benefit, the remaining balance (i.e. the difference between the amount of the “Subsidy of Stamp Duty” Benefit and the Ad Valorem Stamp Duty assessed by the Inland Revenue Department) will be applied directly for part payment of the balance of the Purchase Price of the residential property. If the Ad Valorem Stamp Duty payable is more than the above “Subsidy of Stamp Duty” Benefit, the difference between the Ad Valorem Stamp Duty assessed by the Inland Revenue Department and the amount of the “Subsidy of Stamp Duty” Benefit shall be borne by the Purchaser. The Benefit is subject to the terms and conditions of the relevant transaction documents; or

方法 2：

Method 2:

「印花稅津貼」優惠直接在售價上作折扣扣減。

The “Subsidy of Stamp Duty” Benefit will be deducted from the Price directly as discount.

(e) **嘉里集團之合資格人士 Qualified persons of Kerry Group**

如買方屬或包括任何「嘉里集團合資格人士」，並在沒有委任地產代理之情況下，該買方可獲相等於有關物業在扣除(如適用) (4)(i)段的付款計劃(A)之折扣、(4)(iii)(b)段「早鳥」優惠、(4)(iii)(c)段「Kerry Homes 會員」優惠及(4)(iii)(d)段「印花稅津貼」優惠的金額後的價目的 4%之折扣優惠。該優惠並即時在該價目上扣減。

「嘉里集團合資格人士」包括下列公司或其在香港註冊成立之全資附屬公司之董事、員工及其家人*：

- (I) 嘉里建設有限公司；或
- (II) 嘉里控股有限公司；或
- (III) 嘉里貿易有限公司；或
- (IV) 香格里拉(亞洲)有限公司；或
- (V) 嘉里物流聯網有限公司。

*「家人」指根據《一手住宅物業銷售條例》(第621章)釋義為配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

If the Purchaser is or includes any Qualified Person of Kerry Group, provided that no estate agent has been appointed, such Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 4% of the price of relevant property(ies)(after deduction of (if applicable) the amount of discount for Payment Method (A) under paragraph (4)(i), the amount of “Early Bird” Benefit under paragraph (4)(iii)(b), the amount of “Kerry Homes Member” Benefit under paragraph (4)(iii)(c) and the amount of “Subsidy of Stamp Duty” Benefit under paragraph (4)(iii)(d)). The benefit will be deducted from that price directly.

“Qualified Person of Kerry Group” includes the directors, members of staff and immediate family member* of such directors and employees of the following companies or its wholly owned subsidiaries incorporated in Hong Kong:

- (I) Kerry Properties Limited; or
- (II) Kerry Holdings Limited; or
- (III) Kerry Trading Co. Limited; or
- (IV) Shangri-la Asia Limited; or
- (V) Kerry Logistics Network Limited.

* “Immediate family member” means the spouse, parent, child, sibling, grandparent or grandchild of an individual as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

(f) **管理費津貼優惠 Subsidy of Management Fee Benefit**

賣方將提供由住宅物業成交日期起計為期 2 年之管理費津貼優惠，優惠受其他條款及細則約束。

The Vendor will provide the Subsidy of Management Fee Benefit for a term of 2 years from the date of completion of the purchase of the residential property, subject to other terms and conditions.

(g) **家居寬頻優惠 Benefit of Home Broadband**

* 只適用於選擇上述第(4)(i)段的付款計劃(A)之買方

* Only applicable to a Purchaser who selects Payment Method (A) under paragraph (4)(i) above

賣方將提供由住宅物業成交日期起至 2022 年 12 月 31 日之家居寬頻優惠。家居寬頻服務由「香港寬頻」提供，優惠受其他條款及細則約束。

The Vendor will provide the Benefit of Home Broadband from the date of completion of the purchase of the residential property to 31st December 2022. The broadband service is provided by “Hong Kong Broadband Network” and the benefit is subject to other terms and conditions.

(h) **「先住後付」優惠 Early Possession Benefit**

*只適用於選擇上述第(4)(i)段的付款計劃(B)之買方

* Only applicable to the Purchaser who selects Payment Method (B) under paragraph (4)(i) above

買方須於許可佔用期開始前不少於 45 天前以書面通知賣方申請准許佔用住宅物業。

The Purchaser shall give not less than 45 days’ prior written notice before the commencement of the Licence Period to the Vendor to apply for the licence of the residential property.

買方必須就購買的住宅物業簽署許可協議(格式由賣方律師訂明，買方不得要求任何修改)，主要條款如下：

The Purchaser shall execute a licence agreement in the form prescribed by the Vendor’s solicitors without amendment in respect of the residential property he purchased with the following main terms and conditions:

- 1) 買方須已向賣方支付樓價之 10%。

The Purchaser shall have already paid 10% of the Purchase Price to the Vendor.

- 2) 於簽訂許可協議時，買方須支付相等於樓價之 5%作為該物業之許可佔用費、許可佔用期內應繳之該物業之管理費、地租及差餉、管理費按金、特別基金的初期分擔款項、管理費上期、公共設備按金分攤、清理泥頭廢料的費用及在公契下有關該物業的所有按金、收費及款項。在買方未有違反許可協議的任何條款及買方按正式合約條款完成交易及付清樓價餘額及其他款項為前提下，所付之許可佔用費將全數以現金回贈形式回贈並於該物業買賣成交時被賣方直接用以支付該物業的部份樓價餘額。

The Purchaser shall pay the licence fee equivalent to 5% of the Purchase Price of the Property, the management fees, government rent and rates of the Property payable during the Licence Period, the Management Fee Deposit, Special Fund Initial Contribution, Management Fee Payable in Advance, Share of Public Utilities Deposit, Debris Removal Fee and all other relevant deposits charges or monies payable in respect of the Property under the Deed of Mutual Covenant incorporating Management Agreement affecting the Property shall be paid by the Purchaser upon the signing of the Licence Agreement. Subject to there being no breach by the Purchaser of any terms and conditions under the Licence Agreement and subject to the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the licence fee paid by the Purchaser shall be refunded in full as a cash rebate and applied by the Vendor directly as part payment of the balance of the Purchase Price upon completion of the sale and purchase of the Property.

- 3) 買方必須負責繳付許可協議之印花稅裁定費及印花稅(如有)，擬備及簽署許可協議所需之律師費及雜費及於許可佔用期內該住宅物業之其它開支等。

The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the licence agreement, the legal costs and disbursements for the preparation and execution of the licence agreement and all other outgoings, etc. of the residential property during the licence period.

- 4) 許可受其他條款及細則約束。

The licence is subject to other terms and conditions.

(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

如買方選用賣方之代表律師作為買方之代表律師同時處理有關購買的所有法律文件，買方不需支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his behalf in respect of all legal documents in relation to the purchase, the Purchaser shall not be required to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, the Vendor and the Purchaser shall each pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方須支付印花稅，包括但不限於從價印花稅、買家印花稅*及額外印花稅*及任何與過期繳付印花稅有關的罰款、利息及附加費用 (*如適用)。

All stamp duty payments, including but not limited to the Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* and any penalty, interest and surcharge etc. for late payment of any stamp duty shall be borne by the Purchaser (*if applicable).

(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：補充協議、有關批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他雜費等，均由買方負責，一切就買賣該項目中的指明住宅物業的有關按揭的律師費及其他雜費均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certification fees for Land Grant, deed of mutual covenant and all other title documents, search fees, registration fees, plan fees 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 related to the sale and purchase of a specified residential property in the development.

- (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:

尚加地產代理有限公司 A Ka Property Agency Limited

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

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

晉誠地產代理有限公司 Earnest Property Agency Ltd

迎富地產代理有限公司 Easywin Property Agency Limited

金滙地產有限公司 Gamway Property Agency Limited

香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Ltd.
香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association 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
第一太平戴維斯(香港)有限公司 Savills (Hong Kong) Limited
友和地產有限公司 United Properties Limited

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

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

(6) 賣方就發展項目指定的互聯網網站的網址為: www.10LaSalle.com.hk

The address of the website designated by the vendor for the development is : www.10LaSalle.com.hk