

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	OMA OMA	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港新界屯門掃管笏路108號 (臨時門牌號數有待發展項目建成時確認) No.108 So Kwun Wat Road, Tuen Mun, N.T. (the 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)	466		

印製日期 Date of Printing	價單編號 Number of Price List
22 June 2019	2

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
04 September 2019	2A	--
28 February 2020	2B	--
07 July 2020	2C	✓

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台 及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) 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座之 第1B座 Tower 1B of Tower 1	6樓 6/F	G 單位 Flat G	57.347 (617) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.504(16)	7,748,000 8,648,000	135,107 150,801 (12,558) (14,016)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	7樓 7/F	G 單位 Flat G	57.347 (617) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.504(16)	7,785,000	135,753 (12,618)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	8樓 8/F	G 單位 Flat G	57.347 (617) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.504(16)	7,860,000 8,773,000	137,060 152,981 (12,739) (14,219)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	9樓 9/F	G 單位 Flat G	57.347 (617) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.504(16)	7,860,000	137,060 (12,739)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	10樓 10/F	G 單位 Flat G	57.347 (617) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.504(16)	7,898,000	137,723 (12,801)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	11樓 11/F	B 單位 Flat B	32.907 (354) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.505 (16)	4,682,000	142,280 (13,226)	--	--	--	--	--	--	--	--	--	

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座之 第1B座 Tower 1B of Tower 1	11樓 11/F	D 單位 Flat D	33.014 (355) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: 1.502 (16)	4,696,000	142,243 (13,228)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	12樓 12/F	B 單位 Flat B	32.907 (354) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.505 (16)	4,704,000	142,948 (13,288)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	12樓 12/F	D 單位 Flat D	33.014 (355) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: 1.502 (16)	4,717,000	142,879 (13,287)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	15樓 15/F	B 單位 Flat B	32.907 (354) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.505 (16)	4,726,000	143,617 (13,350)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	15樓 15/F	D 單位 Flat D	33.014 (355) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: 1.502 (16)	4,739,000	143,545 (13,349)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	16樓 16/F	B 單位 Flat B	32.907 (354) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.505 (16)	4,747,000	144,255 (13,410)	--	--	--	--	--	--	--	--	--	

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座之 第1B座 Tower 1B of Tower 1	16樓 16/F	D 單位 Flat D	33.014 (355) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: 1.502 (16)	4,761,000	144,212 (13,411)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	17樓 17/F	B 單位 Flat B	32.907 (354) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.505 (16)	4,769,000	144,924 (13,472)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	17樓 17/F	D 單位 Flat D	33.014 (355) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: 1.502 (16)	4,782,000	144,848 (13,470)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	18樓 18/F	B 單位 Flat B	32.907 (354) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.505 (16)	4,921,000	149,543 (13,901)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	18樓 18/F	D 單位 Flat D	33.014 (355) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: 1.502 (16)	4,941,000	149,664 (13,918)	--	--	--	--	--	--	--	--	--	
第1座之 第1B座 Tower 1B of Tower 1	19樓 19/F	B 單位 Flat B	32.907 (354) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.505 (16)	4,921,000	149,543 (13,901)	--	--	--	--	--	--	--	--	--	

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座之 第1B座 Tower 1B of Tower 1	19樓 19/F	D 單位 Flat D	33.014 (355) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: 1.502 (16)	4,941,000	149,664 (13,918)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	2樓 2/F	E 單位 Flat E	29.155 (314) 露台 Balcony: -- 工作平台 Utility Platform: --	4,022,000	137,952 (12,809)	--	--	--	2.192 (24)	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	3樓 3/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,482,000	137,219 (12,733)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	5樓 5/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,504,000	137,893 (12,795)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	6樓 6/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,622,000	135,120 (12,557)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	6樓 6/F	B 單位 Flat B	41.306 (445) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.503(16)	5,509,000	133,370 (12,380)	--	--	--	--	--	--	--	--	--	

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第2座之 第2A座 Tower 2A of Tower 2	6樓 6/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,613,000	141,230 (13,105)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	7樓 7/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,659,000	135,776 (12,618)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	7樓 7/F	B 單位 Flat B	41.306 (445) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.503(16)	5,536,000	134,024 (12,440)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	7樓 7/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,635,000	141,904 (13,168)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	8樓 8/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,733,000	137,088 (12,740)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	8樓 8/F	B 單位 Flat B	41.306 (445) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.503(16)	5,590,000	135,331 (12,562)	--	--	--	--	--	--	--	--	--	

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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 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2座之 第2A座 Tower 2A of Tower 2	8樓 8/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,677,000	143,190 (13,287)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	9樓 9/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,733,000	137,088 (12,740)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	9樓 9/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,677,000	143,190 (13,287)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	10樓 10/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,770,000	137,744 (12,801)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	10樓 10/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,699,000	143,863 (13,349)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	11樓 11/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,807,000	138,400 (12,862)	--	--	--	--	--	--	--	--	--	

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第2座之 第2A座 Tower 2A of Tower 2	11樓 11/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,720,000	144,506 (13,409)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	12樓 12/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,844,000	139,056 (12,923)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	12樓 12/F	E 單位 Flat E	32.663 (352) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.507(16)	4,724,000	144,628 (13,420)	--	--	--	--	--	--	--	--	--	
第2座之 第2A座 Tower 2A of Tower 2	15樓 15/F	A 單位 Flat A	56.409 (607) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: 1.504(16)	7,955,000	141,024 (13,105)	--	--	--	--	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	1樓 1/F	G 單位 Flat G	68.363 (736) 露台 Balcony: -- 工作平台 Utility Platform: 1.503 (16)	9,312,000 10,394,000	136,214 152,041 (12,652) (14,122)	--	--	--	2.887 (31)	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	2樓 2/F	C 單位 Flat C	39.795 (428) 露台 Balcony: -- 工作平台 Utility Platform: 1.502 (16)	5,151,000	129,438 (12,035)	--	--	--	7.138 (77)	--	--	--	--	--	

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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 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2座之 第2B座 Tower 2B of Tower 2	2樓 2/F	G 單位 Flat G	69.689 (750) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.503 (16)	9,457,000 10,555,000	135,703 151,459 (12,609) (14,073)	--	--	--	--	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	3樓 3/F	C 單位 Flat C	41.796 (450) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.502 (16)	5,335,000	127,644 (11,856)	--	--	--	--	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	3樓 3/F	G 單位 Flat G	69.689 (750) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.503 (16)	9,505,000 10,609,000	136,392 152,233 (12,673) (14,145)	--	--	--	--	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	5樓 5/F	C 單位 Flat C	41.796 (450) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.502 (16)	5,453,000	130,467 (12,118)	--	--	--	--	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	5樓 5/F	G 單位 Flat G	69.689 (750) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.503 (16)	9,552,000 10,661,000	137,066 152,980 (12,736) (14,215)	--	--	--	--	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	6樓 6/F	C 單位 Flat C	41.796 (450) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.502 (16)	5,570,000	133,266 (12,378)	--	--	--	--	--	--	--	--	--	

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2座之 第2B座 Tower 2B of Tower 2	6樓 6/F	G 單位 Flat G	69.689 (750) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.503 (16)	9,600,000	137,755 (12,800)	--	--	--	--	--	--	--	--	--	
第2座之 第2B座 Tower 2B of Tower 2	7樓 7/F	G 單位 Flat G	69.689 (750) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: 1.503 (16)	9,646,000	138,415 (12,861)	--	--	--	--	--	--	--	--	--	

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

(A) 90 天現金付款計劃 (照售價減9.5%)

90 Days Cash Payment Plan (9.5% discount on the Price)

- 1) 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於售價5%之金額作為臨時訂金，抬頭請寫「高李葉律師行」。買方並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price by cashier order or cheque, payable to "KAO, LEE & YIP SOLICITORS". The Purchaser(s) shall sign the Formal Agreement for Sale and Purchase at the solicitors' offices within 5 working days after signing the Preliminary Agreement for Sale and Purchase.
- 2) 售價5% (加付訂金) 於簽署臨時買賣合約後30天內繳付；及
5% of the Purchase Price (further deposit) shall be paid within 30 days after signing of the Preliminary Agreement; and
- 3) 售價90% (售價餘額) 於簽署臨時買賣合約後 90 天內繳付。
90% of the Purchase Price (balance of the Purchase Price) shall be paid within 90 days after signing of the Preliminary Agreement.

(B) 建築期付款計劃 (照售價)

Stage Payment Plan (on the Price)

- 1) 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於售價5%之金額作為臨時訂金，抬頭請寫「高李葉律師行」。買方並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price by cashier order or cheque, payable to "KAO, LEE & YIP SOLICITORS". The Purchaser(s) shall sign the Formal Agreement for Sale and Purchase at the solicitors' offices within 5 working days after signing the Preliminary Agreement for Sale and Purchase.
- 2) 售價5% (加付訂金) 於簽署臨時買賣合約後30天內繳付；及
5% of the Purchase Price (further deposit) shall be paid within 30 days after signing of the Preliminary Agreement; and
- 3) 售價90% (售價餘額) 於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知書的日期起14天內繳付。
90% of the Purchase Price (balance of the Purchase Price) shall be paid 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 Property(ies) to the Purchaser.

(C) OMA OMA 728易供易借—按付款計劃 (只適用於售價港幣\$600萬或以上的物業) (照售價減5.5%)
OMA OMA 728 Easy First Mortgage Plan (Only applicable to Property with Purchase Price HK\$6 million or above) (5.5% discount on the Price)

- 1) 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於售價5%之金額作為臨時訂金，抬頭請寫「高李葉律師行」。
買方並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price by cashier order or cheque, payable to "KAO, LEE & YIP SOLICITORS". The Purchaser(s) shall sign the Formal Agreement for Sale and Purchase at the solicitors' offices within 5 working days after signing the Preliminary Agreement for Sale and Purchase.
- 2) 售價5% (加付訂金) 於簽署臨時買賣合約後30天內繳付；及
5% of the Purchase Price (further deposit) shall be paid within 30 days after signing of the Preliminary Agreement; and
- 3) 售價90% (售價餘額) 於簽署臨時買賣合約後 90 天內繳付。
90% of the Purchase Price (balance of the Purchase Price) shall be paid within 90 days after signing of the Preliminary Agreement.

註： 在(4)(i)段中，『售價』指臨時買賣合約中訂明的指明住宅物業的實際售價。售價的計算方法為因應不同支付條款及／或按(4)(ii)段方法適用的折扣(如有)按第二部份所示的有關售價計算得出的金額，皆以進位到最接近的千位數。

Notes: In paragraph (4)(i), "Purchase Price" means the actual price of the specified residential property set out in the Preliminary Agreement for Sale and Purchase. The Purchase Price is to be determined by applying the relevant terms of payment and/or applicable discounts (if any) calculated in accordance with Paragraph (4)(ii) on the Price concerned as shown in Part 2 above and rounding up to the nearest thousand.

(4) (ii) 售價獲得折扣的基礎 Basis on which any discount on the price is available

(a) 見(4)(i)。
See (4)(i).

(4) (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) 印花稅優惠
(只適用於90天現金付款計劃)

Stamp Duty Benefit

(Only applicable to 90 Days Cash Payment Plan)

受限于其他條款及細則，在買方簽署正式買賣合約後，賣方將提供予買方印花稅優惠，直接支付正式買賣合約之從價印花稅予稅務局印花稅署，其金額相等於正式買賣合約實際應繳予稅務局之從價印花稅的款項或售價的3%，以較低者為準。買方須負責支付印花稅差額(如有)。

Subject to other terms and conditions, after the Purchaser signed the formal agreement for sale and purchase, the Vendor will provide the Purchaser with the Stamp Duty Benefit equivalent to the actual amount of Ad Valorem Stamp Duty payable on the formal agreement for sale and purchase or an amount being 3% of the Purchase Price, whichever is lower, directly to the Stamp Office of the Inland Revenue Department.

Any shortfall of stamp duty shall be paid by the Purchaser.

(b) 728易供易借按揭貸款 (只適用於個人買家或有個人擔保的公司買家)

728 Easy Mortgage Loan (only applicable to individual purchaser OR corporate purchaser with personal guarantee)

(只適用於OMA OMA 728易供易借一按付款計劃)

(Only applicable to OMA OMA 728 Easy First Mortgage Plan)

為根據買賣合約繳付物業售價餘款(『售價餘款』)的目的，買方可向賣方不時指定的財務公司(『指定財務公司』)

申請728易供易借按揭貸款(『728按揭貸款』)，其基本條款及條件如下：

For the purpose of the settlement of the balance of the Purchase Price (“Balance of the Purchase Price”) of the Property in accordance with the Agreement for Sale and Purchase, the Purchaser may apply to the financial company designated by the Vendor from time to time (“designated financial company”) for 728 Easy Mortgage Loan (“728 Easy Mortgage Loan”). The basic terms and conditions are as follow :

(i) 買方須在不少於付清售價餘款到期日前的 45 日，以書面方式向指定財務公司申請728按揭貸款。

The Purchaser shall submit a written application to the designated financial company for the 728 Easy Mortgage Loan not less than 45 days before the due date of settlement of the Balance of the Purchase Price.

(ii) 728按揭貸款必須以物業之第一法定按揭作抵押。

728 Easy Mortgage Loan shall be secured by a first legal mortgage over the Property.

- (iii) 728按揭貸款之最高貸款額為售價的90%，惟貸款金額不可超過需繳付之售價餘款。
The maximum loan amount of the 728 Easy Mortgage Loan shall be 90% of the Purchase Price; provided that the loan amount shall not exceed the Balance of the Purchase Price payable.
- (iv) 728按揭貸款的期限為24個月（『貸款期』）。
The tenure of the 728 Easy Mortgage Loan shall be 24 months (“Tenure”).
- (v) 728按揭貸款於貸款提款日（『貸款提款日』）起息，選用728按揭貸款的買方於貸款期內免供本金，只須按月支付利息。首12個月之利率以渣打銀行(香港)有限公司不時公布之港元最優惠利率減百分之二點五計算，第13至第24個月以渣打銀行(香港)有限公司不時公布之港元最優惠利率減百分之二計算。賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
Interest on the 728 Easy Mortgage Loan will accrue from the day of drawdown (“Loan Drawdown Date”), the Purchaser who chooses 728 Easy Mortgage Loan will not be required to repay the principal thereof, but is obliged to pay interest thereon on a monthly basis during the Tenure. The interest rate for the first 12 months shall be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by Standard Chartered Bank (Hong Kong) Limited from time to time and the interest rate for the period from 13th to 24th month shall be calculated at 2% below the Hong Kong Dollar Best Lending Rate as quoted by the Standard Chartered Bank (Hong Kong) Limited from time to time. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- (vi) 728按揭貸款必須一次過全部提取，並只限用於繳付售價餘款。
728 Easy Mortgage Loan shall be fully drawn in one lump sum and shall only be applied for payment of the Balance of the Purchase Price.
- (vii) 買方須按指定財務公司要求提供必需的文件，以證明其還款能力，包括但不限於買方及其擔保人(如有)的信貸報告、收入證明、銀行戶口紀錄及借貸紀錄(包括其他貸款，如有)。指定財務公司就是否批核728按揭貸款保留最終及絕對決定權。
The Purchaser is required to provide necessary documents as requested by the designated financial company to prove his repayment ability, including but not limited to credit report, income proof, bank account records and borrowing records (including other loans, if any) of the purchaser(s) and his guarantor(s) (if any). The decision of the designated financial company as to whether or not to approve the 728 Easy Mortgage Loan shall be final and absolute.
- (viii) 買方須於貸款提款日(即付清售價餘款之日)當日起計的24個月後同日償還728按揭貸款的全部本金。
The Purchaser shall repay the principal of 728 Easy Mortgage Loan in its entirety on the date falling 24 months after the Loan Drawdown Date. (that is the date of settlement of the Balance of the Purchase Price).
- (ix) 此728按揭貸款受其他條款及細則約束。
This 728 Easy Mortgage Loan is subject to other terms and conditions.

- (x) 728按揭貸款及有關文件必須由指定財務公司指定之律師行辦理，並由買方負責一切有關律師費及開支。
The 728 Easy Mortgage Loan and the documents related thereto must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser.
- (xi) 買方須就申請728按揭貸款繳交港幣\$5,000不可退還的手續費。
Purchaser shall pay HK\$5,000 non-refundable handling fee for the application of the 728 Easy Mortgage Loan.

延伸728按揭貸款

Extended 728 Easy Mortgage Loan

- (xii) 按本價單利用728按揭貸款購買住宅單位的買方，可於728按揭貸款的貸款期完結前最少2個月(亦即於有關住宅物業付清售價餘款日期後的第22個月完結之前)，向指定財務公司以書面申請按下列主要條款延伸728按揭貸款的貸款期(請注意：指定財務公司可批准或不批准此項申請，因此貸款期可獲准延伸或不可獲准延伸)：
Purchaser who utilizes the 728 Easy Mortgage Loan to buy the residential properties listed in this price list may apply in writing at least 2 months prior to the expiry of the Tenure of the 728 Easy Mortgage Loan (i.e. not later than the expiry of the 22nd month after the date of settlement of the Balance of the Purchase Price of the residential property concerned) for extending the tenure of the 728 Easy Mortgage Loan on the following key terms (please note that such application may or may not be approved by the designated financial company whereby the Tenure may or may not be extended)：
- (a) 728按揭貸款的延伸期(『延伸期』)不可長於24個月(即728按揭貸款的貸款期和延伸期合計不可長於48個月)。
The extension of the Tenure of the 728 Easy Mortgage Loan concerned (“Extended Tenure”) shall not exceed 24 months (i.e. the aggregate of the Tenure and the Extended Tenure of the 728 Easy Mortgage Loan concerned shall not exceed 48 months).
- (b) 在延伸期內，買方須按月支付利息。
728按揭貸款延伸期首12個月之利率以渣打銀行(香港)有限公司不時公布之港元最優惠利率加百分之一計算，第13至第24個月以渣打銀行(香港)有限公司不時公布之港元最優惠利率加百分之二計算。
Within the Extended Tenure period, the Purchaser is obliged to pay interest thereon on a monthly basis.
The interest rate of the 728 Easy Mortgage Loan for the first extended 12 months shall be calculated at 1% above the Hong Kong Dollar Best Lending Rate as quoted by Standard Chartered Bank (Hong Kong) Limited from time to time, the interest rate for the extended period from 13th to 24th month shall be calculated at 2% above the Hong Kong Dollar Best Lending Rate as quoted by the Standard Chartered Bank (Hong Kong) Limited from time to time.

- (c) 在延伸期內，買方須以以下方式償還728按揭貸款:-
During the Extended Tenure, the Purchaser shall repay the 728 Easy Mortgage Loan in the following manners:
- (I) 買方須於延伸期開始日或之前償還相當於有關物業售價10%之728按揭貸款本金;
The Purchaser shall repay the principal of the 728 Easy Mortgage Loan in an amount equivalent to 10% of the Purchase Price of the Property on or before the date of commencement of the Extended Tenure;
 - (II) 買方須於延伸期開始後首年屆滿日或之前再償還相當於有關物業售價10%之728按揭貸款本金;
The Purchaser shall repay the principal of the 728 Easy Mortgage Loan in a further amount equivalent to 10% of the Purchase Price of the Property on or before the date of expiration of the first year of Extended Tenure;
 - (III) 買方須於延伸期屆滿日或之前償還728按揭貸款尚未償還的全部本金。
The Purchaser shall repay the outstanding principal of the 728 Easy Mortgage Loan in its entirety on or before the date of expiration of the Extended Tenure.

- (xiii) 728按揭貸款、其貸款期的延伸(如適用)及有關文件必須由指定財務公司指定之律師行辦理，並由買方負責一切有關費用。
728 Easy Mortgage Loan, the extension of its tenure (if applicable) and the documents related thereto must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser.

(c) 現金回贈

Cash Rebate

(只適用於OMA OMA 728易供易借一按付款計劃)

(Only applicable to OMA OMA 728 Easy First Mortgage Plan)

- (i) 如買方已使用第(4)(iii)(b)段所述的728易供易借按揭貸款(『728按揭貸款』)，並準時償還貸款利息，受限于第(4)(iii)(c)(iii)至(v)段，買家可獲賣方給予現金回贈(『現金回贈』)。
Subject to the Purchaser having utilized 728 Easy Mortgage Loan (“728 Easy Mortgage Loan”) set out in paragraph (4)(iii)(b) and duly repaying the mortgage interest, subject to paragraph (4)(iii)(c)(iii) to (v) the Purchaser shall be entitled to Cash Rebate (“Cash Rebate”) offered by the Vendor.
- (ii) 現金回贈金額等值於買方實際已支付的728按揭貸款利息金額。
Cash Rebate amount is equivalent to the actual amount of 728 Easy Mortgage Loan interest paid by the Purchaser.
- (iii) 買方須於全數付清728按揭貸款的本金之日前最少45日，以書面向賣方申請現金回贈。
The Purchaser shall apply to the Vendor in writing for the Cash Rebate at least 45 days before the date of full repayment of the principal of the 728 Easy Mortgage Loan.
- (iv) 賣方會於確認申請無誤及買方已於728按揭貸款的貸款期完結日或之前償還扣除現金回贈後的728按揭貸款本金餘額後，將現金回贈直接支付給指定財務公司代買方償還部份728按揭貸款本金。
After the Vendor duly verified the application and the Purchaser has repaid on or before the expiration of the tenure for 728 Easy Mortgage Loan the part of the principal of the 728 Easy Mortgage Loan after deducting the Cash Rebate, the Vendor will pay the Cash Rebate to the designated financial company directly as partial repayment of the principal of the 728 Easy Mortgage Loan.
- (v) 如買方申請延伸728按揭貸款的貸款期，則不獲賣方給予現金回贈。
Where the Purchaser applies for extending the tenure of the 728 Easy Mortgage Loan, the Purchaser shall not be entitled to the Cash Rebate offered by the Vendor.
- (vi) 賣方並無就現金回贈之安排及批核作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Cash Rebate.

(d) 住客停車位優惠
Residential Parking Space Benefit

- (i) 購買列於下表1內的住宅物業之買方，受限于第(4)(iii)(d)(ii)至(iii)段，買方可同時認購下表2內指明的發展項目住客停車位一個。
If a Purchaser purchases a Property set out in Table 1 below, subject to paragraph (4)(iii)(d)(ii) to (iii) the Purchaser shall be entitled to purchase one Residential Parking Space set out in Table 2 below at the same time.

表1
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第1座之第1B座 Tower 1B of Tower 1	6樓 6/F	G單位 Flat G
第1座之第1B座 Tower 1B of Tower 1	8樓 8/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	1樓 1/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	2樓 2/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	3樓 3/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	5樓 5/F	G單位 Flat G

表2
Table 2

住客停車位號碼 Residential Parking Spaces No.	售價 (港幣) Purchase Price (HK\$)
9	\$2,000,000
10	\$2,000,000
11	\$2,000,000
12	\$2,000,000
15	\$2,000,000
16	\$2,000,000
49	\$2,000,000
50	\$2,000,000
51	\$2,000,000
52	\$2,000,000
53	\$2,000,000
55	\$2,000,000
56	\$2,000,000
57	\$2,000,000

表2 (續)

Table 2 (Cont'd)

住客停車位號碼 Residential Parking Spaces No.	售價 (港幣) Purchase Price (HK\$)
58	\$2,000,000
60	\$2,000,000
61	\$2,000,000
62	\$2,000,000
63	\$2,000,000
65	\$2,000,000
66	\$2,000,000
67	\$2,000,000
68	\$2,000,000
69	\$2,000,000
70	\$2,000,000
71	\$2,000,000
72	\$2,000,000

- (ii) 買方必須於臨時買賣合約（『臨時買賣合約』）填上所揀選的住客停車位的號碼，倘若屆時買方沒有填上所揀選住客停車位的號碼，有關的住客停車位優惠將會自動失效，且不得於之後任何時間行使。住客停車位將會以先到先得式分配及視乎仍可供揀選住客停車位的情況而定。如所選之住客停車位已被其他買家揀選或買方沒有在臨時買賣合約填上所揀選的住客停車位的號碼，買方將不獲任何補償。
The Purchaser must enter the number of the selected Residential Parking Space in the Preliminary Agreement for Sale and Purchase ("PASP"), failing which such Residential Parking Space Benefit shall automatically lapse and shall not be exercisable at any time thereafter. Residential Parking Space will be allocated on a first come first served basis and subject to availability. The Purchaser shall not be entitled to any compensation if the selected Residential Parking Space is no longer available or the Purchaser fails to enter the number of the selected Residential Parking Space in the PASP.
- (iii) 有關之物業及住客停車位必須受同一份臨時買賣合約、同一份正式買賣合約及其後的同一份轉讓契契涵蓋。
Both the Property and the Residential Parking Space shall be covered in one single PASP, one single Formal Agreement for Sale and Purchase and one single subsequent Assignment.

(e) 住客停車位的認購權
Option to Purchase Residential Parking Space

- (i) 購買列於下表3內的住宅物業而沒有使用第(4)(iii)(d)段的住客停車位優惠之買方，可獲認購發展項目一個住客停車位之權利（『車位認購權』）。住客停車位之價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。有關車位認購權及買賣住客停車位的安排以達成協議方作實。 If a Purchaser purchases a Property set out in Table 3 below without utilizing the Residential Parking Space Benefit set out in paragraph (4)(iii)(d), the Purchaser shall have an option to purchase one Residential Parking Space in the Development ("Carpark Purchase Option"). The Price List and Sales Arrangements of Residential Parking Spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. The arrangement in relation to the Carpark Purchase Option and the sale and purchase of the Residential Parking Space is subject to contract.

表3
Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第1座之第1B座 Tower 1B of Tower 1	6樓 6/F	G單位 Flat G
第1座之第1B座 Tower 1B of Tower 1	8樓 8/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	1樓 1/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	2樓 2/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	3樓 3/F	G單位 Flat G
第2座之第2B座 Tower 2B of Tower 2	5樓 5/F	G單位 Flat G

- (ii) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其車位認購權，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。 If the Purchaser does not exercise the Carpark Purchase Option in accordance with time limit and manner prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation thereof.

在本價單第三部份的第(4)(i)至(4)(iii)段中，『物業』指本價單所列的指明住宅物業。

In paragraph (4)(i) to paragraph (4)(iii) of Part 3 of this price list, "Property" or "Property(ies)" means any of the specified residential property listed in this price list.

本價單第三部份的第(4)(i)段至第(4)(iii)段之中文譯本僅供參考之用，如有疑問或爭議，應以英文版本為準。

The Chinese translation of the provisions contained in Paragraph (4)(i) to Paragraph (4)(iii) of Part 3 of this price list is for reference only.

In case of any doubt or conflict, the English version shall prevail.

- (4) (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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理購買有關指明住宅物業的所有法律文件，賣方同意為買方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有關指明住宅物業事宜，買賣雙方須各自負責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/her behalf in respect of all legal documents in relation to the purchase of the specified residential property concerned, the Vendor agrees to bear the legal cost of the Formal Agreement for Sale and Purchase and the Assignment. If the Purchaser chooses to instruct his own solicitors to act for him/her in relation to the purchase of the specified residential property concerned, each of the Vendor and the Purchaser shall pay its/his/her own solicitors' legal fees in respect of the Formal Agreement for Sale and Purchase and the Assignment.

買方需支付所有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* (*如適用)。

All stamp duty payments including, but not limited to, Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* payments shall be borne by the Purchaser (*if applicable).

- (4) (v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development

有關其他法律文件之律師費如: 附加合約、有關樓宇之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

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

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES
晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
祥益地產代理有限公司 MANY WELLS PROPERTY AGENCY LIMITED
美聯物業 MIDLAND REALTY
云房網絡(香港)代理有限公司 QFANG NETWORK (HONG KONG) AGENCY LIMITED
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED
香港地產代理商總會 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION

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.omaoma.hk
The address of the website designated by the vendor for the development is: www.omaoma.hk