

價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of the Phase	GRANDE MONACO GRANDE MONACO	期數（如有） Phase No. (if any)	MONACO發展項目第2期 Phase 2 of MONACO Development
期數位置 Location of Phase	沐泰街12號 12 Muk Tai Street		
期數中的住宅物業的總數 The total number of residential properties in the Phase			247

印製日期 Date of Printing	價單編號 Number of Price List
26 March 2021	4

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
12 April 2021	4A	-
05 May 2021	4B	-
22 June 2021	4C	-
27 January 2022	4D	-
30 June 2022	4E	-
27 September 2022	4F	-
14 October 2022	4G	-
16 December 2022	4H	-
07 July 2023	4I	-
26 September 2023	4J	-
03 October 2023	4K	-

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 1A 第1A座	37	C	42.253 (455) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,825,000	350,863 (32,582)	--	--	--	--	--	--	--	--	--	--
	36	C	42.253 (455) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,758,000	349,277 (32,435)	--	--	--	--	--	--	--	--	--	--
	35	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,657,000	354,000 (32,863)	--	--	--	--	--	--	--	--	--	--
	33	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,613,000	352,937 (32,765)	--	--	--	--	--	--	--	--	--	--
	32	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,570,000	351,898 (32,668)	--	--	--	--	--	--	--	--	--	--
	31	C@	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,526,000	350,836 (32,570)	--	--	--	--	--	--	--	--	--	--
	30	C	41.404 (446) 露台 Balcony : 2.111 (23) 工作平台 Utility Platform : 0.000 (0)	14,483,000	349,797 (32,473)	--	--	--	--	--	--	--	--	--	--
Tower 1B 第1B座	37	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,457,000	346,910 (32,211)	--	--	--	--	--	--	--	--	--	--
	36	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,439,000	346,572 (32,180)	--	--	--	--	--	--	--	--	--	--
	35	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,421,000	346,233 (32,148)	--	--	--	--	--	--	--	--	--	--
	33	A	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,403,000	345,895 (32,117)	--	--	--	--	--	--	--	--	--	--
	32	A@	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,385,000	345,557 (32,086)	--	--	--	--	--	--	--	--	--	--
	31	A	53.204 (573) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	18,367,000	345,218 (32,054)	--	--	--	--	--	--	--	--	--	--
Mansion A 低座A座	3	B	30.915 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,719,000	346,725 (32,189)	--	--	--	--	--	--	--	--	--	--
	2	B	30.917 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,687,000	345,667 (32,093)	--	--	--	--	--	--	--	--	--	--

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Mansion A 低座A座	1	B	30.917 (333) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,655,000	344,632 (31,997)	--	--	--	--	--	--	--	--	--	--
	G	B	30.862 (332) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	11,412,000	369,775 (34,373)	--	--	--	--	13.892 (150)	--	--	--	--	--
	3	C@	57.045 (614) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0)	17,842,000	312,771 (29,059)	--	--	--	--	--	--	--	--	--	--
	2	C	56.971 (613) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0)	17,760,000	311,738 (28,972)	--	--	--	--	--	--	--	--	--	--
	1	C	56.971 (613) 露台 Balcony : 2.176 (23) 工作平台 Utility Platform : 0.000 (0)	17,706,000	310,790 (28,884)	--	--	--	--	--	--	--	--	--	--
	G	C	55.485 (597) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	20,413,000	367,901 (34,193)	--	--	--	--	46.571 (501)	--	--	--	--	--
Mansion B 低座B座	5	C@	59.911 (645) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	21,249,000	354,676 (32,944)	--	--	--	--	--	--	29.394 (316)	2.730 (29)	--	--
	3	C@	51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,970,000	330,806 (30,743)	--	--	--	--	--	--	--	--	--	--
	2	C	51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,919,000	329,811 (30,650)	--	--	--	--	--	--	--	--	--	--
	1	C@	51.299 (552) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,869,000	328,837 (30,560)	--	--	--	--	--	--	--	--	--	--
	G	C@	50.031 (539) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	18,687,000	373,508 (34,670)	--	--	--	--	28.887 (311)	--	--	--	--	--

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：在第(4)段中，「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際金額。因應相關支付條款及／或相關折扣(如有)按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。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: In paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "transaction 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 terms of payment and/or applicable discount(s) (if any) on the Price will be rounded up to the nearest thousand to determine the transaction price. The Purchaser must choose the same payment plan 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成交金額5%之金額作為臨時訂金，其中港幣\$100,000之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以銀行本票及/或支票支付，本票及支票抬頭請寫「高李葉律師行」或 "Kao, Lee & Yip Solicitors"。
Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cashier order(s) and/or cheque(s). The cashier order(s) and cheq should be made payable to "Kao, Lee & Yip Solicitors" or "高李葉律師行"。

- (A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價減2%) (2% discount on the Price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 90 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP.

- (A1) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (A2) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (A3) 90 天置安居一按貸款付款計劃 90-day Easy Home Ownership First Mortgage Loan Payment Plan (照售價減2%) (2% discount on the Price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 90 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP.

- (A4) 90 天置靈活二按貸款付款計劃 90-day Flexible Home Ownership Second Mortgage Loan Payment Plan (照售價減2%) (2% discount on the Price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 90 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP.

- (B) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (B1) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (B2) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (C) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (C1) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (D) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (E) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

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

- (a) 見 (4)(i)。
See (4)(i).
- (b) 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member
在簽署臨時合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員，方可享此折扣優惠。
A 1% discount on the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the PASP. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the PASP in order to enjoy the discount offer.
- (c) (並無此編號之折扣)
(No discount of such numbering)
- (d) "Wheelock Living" 臉書頁面讚好優惠 "Wheelock Living" Facebook Page Likers' Discount
凡於簽署臨時買賣合約前讚好"Wheelock Living"臉書頁面的買家，可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to a Purchaser who has liked the "Wheelock Living" Facebook Page before signing the Preliminary Agreement for Sale and Purchase.
- (e) 啟德臨海低密度置業優惠 Harbour-side Low-density Livings Discount
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) 摩納哥揚帆出海置業優惠 Sailing at Monaco Discount
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (g) (並無此編號之折扣)
(No discount of such numbering)
- (h) (並無此編號之折扣)
(No discount of such numbering)
- (i) 印花稅優惠 Stamp Duty Discount
買方購買本價單中所列之住宅物業可獲8.5%售價折扣優惠。
A 8.5% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.
- (j) 會德豐員工置業優惠 Wheelock Group Home Purchasing Discount
如買方在簽署臨時買賣合約當日（或構成買方之任何人士）屬「會德豐合資格人士」，凡於2021年6月30日(包括當日)或之前簽署臨時買賣合約，並且沒有委任地產代理、營業員/中介人就購入住宅物業代其行事，可以獲得相等於指定金額的2.5%的折扣優惠。「指定金額」指扣除適用於上述第(4)(i)段(須按該買方選取之支付條款而定)及第(4)(ii)(b)至(i)各段的折扣後的金額。

If the Purchaser (or any person comprising the Purchaser) is a "Qualified Person of Wheelock Group" as of the date of signing of the PASP, who signs the PASP for purchase of a residential property listed in this price list on or before 30 June 2021, provided that the Purchaser did not appoint any estate agent, salesperson/ intermediary to act for him in the purchase of the residential property(ies), a 2.5% discount on the Specified Amount would be offered. "Specified Amount" means the price after deducting the applicable discount(s) in paragraph (4)(i) (according to the terms of payment such Purchaser has selected) and paragraphs (4)(ii)(b) to (i) above.

「會德豐合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親（任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在近親關係保留最終決定權）：

"Qualified Person of Wheelock Group" means any director or employee (and his/her close family member (a spouse, parent, grandparent, child, grandchild or sibling of a person is a "close family member" of that person Provided That relevant supporting document(s) to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of the following companies or any of its subsidiaries incorporated in Hong Kong

1. 會德豐有限公司 Wheelock and Company Limited 或 or;
2. 會德豐地產有限公司 Wheelock Properties Limited 或 or;
3. 會德豐地產(香港)有限公司 Wheelock Properties (Hong Kong) Limited 或 or;
4. 隆豐國際發展有限公司 Wheelock Corporate Services Limited
5. 九龍會集團有限公司 The Wharf (Holdings) Limited 或 or;
6. 九龍會置業地產投資有限公司 Wharf Real Estate Investment Company Limited 或 or;
7. 夏利文物業管理有限公司 Harriman Property Management Limited 或 or;
8. 海港企業有限公司 Harbour Centre Development Limited 或 or;
9. 現代貨箱碼頭有限公司 Modern Terminals Limited

買方在簽署有關的臨時合約前須即場提供令賣方滿意的證據證明其為會德豐合資格人士，賣方就相關買方是否會德豐合資格人士有最終決定權，如有任何爭議，賣方之決定為最終決定及對買方具有約束力。

The Purchaser shall before signing of the relevant PASP on the spot provide evidence for proof of being a Qualified Person of Wheelock Group to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion. In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

- (k) 全新換樓置業優惠 Special Discount for Upgraders
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.

(iii) 可就購買該期數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 Phase

- (a) 見 (4)(i)及(4)(ii)。
See (4)(i) and (4)(ii).
- (b) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (c) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (d) 優先認購一個住宅停車位 Priority to purchase one residential parking space
受制於合約，買方簽署臨時買賣合約購買任何在此價單中標有「#」的住宅物業可優先認購發展項目中的一個住宅停車位（「車位認購權」）。本車位認購權不得轉讓。發展項目住宅停車位的價單及銷售安排將由賣方全權及絕對酌情決定，並容後公佈。詳情以相關交易文件條款作準。
- Subject to contract, a Purchaser who signs the PASP to purchase any of the residential property marked with a "#" in this price list shall have the priority to purchase one residential parking space in the Development ("Purchase Option").The Purchase Option is not transferrable. Price list and sales arrangement of residential parking spaces in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later. Subject to the terms and conditions of the relevant transaction documents.
- (e) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (f) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(g) **置安居—按揭貸款 Easy Home Ownership First Mortgage Loan**
(只適用於選擇第4(i)段中支付條款(A3)之買家) (Only applicable to purchasers who select Terms of Payment (A3) in paragraph 4(i))

買方可向賣方指定的財務機構申請「置安居—按揭貸款」(「第一按揭貸款」)(賣方指定的財務機構有權隨時停止提供第一按揭貸款而無須另行通知)。第一按揭貸款主要條款如下：
Purchaser can apply for "EasyHome Ownership First Mortgage Loan" ("first mortgage loan") from Vendor's designated financing company (the Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice). Key terms of the first mortgage loan are as follows:-

- A) 最高第一按揭貸款金額為成交金額扣除所有提供予買方的折扣、現金回贈(如有)及其他優惠(如有)的價值後的80%。
The maximum first mortgage loan amount shall be 80% of the transaction price after deducting the value of all discount(s), cash rebate(s) (if any) and other benefit(s) (if any) made available to the Purchaser.
- B) 第一按揭貸款首24個月為免息免供期，利息由第25個月開始計算。第25個月至第36個月僅須按月分期償還利息，按揭年利率為香港上海匯豐銀行港元最優惠利率(P)減1.75% (P – 1.75% p.a.)。第37個月及其後須按月分期償還相關利息，按揭年利率為P加1% (P + 1% p.a.)，並須於每個貸款年度結束時償還20%本金（即須於第48個月時作第一次本金還款）。P為浮動利率。最終按揭利率以賣方指定的財務機構最後審批及決定者為準。賣方及賣方指定的財務機構並無就此作出，亦不得被視為就此作出任何不論明示或隱含之陳述、承諾或保證。
The principal repayment and the interest payment will not be required for the first 24 months of the tenor of the first mortgage loan. Interest shall be calculated and payable starting from the 25th month. For the 25th month to the 36th month, the Purchaser will only have to repay interest calculated at the Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (P) minus 1.75% per annum (P – 1.75% p.a.) by monthly instalments. For the 37th month and onwards, the Purchaser will have to repay interest calculated at P plus 1% per annum (P + 1% p.a.) by monthly instalments, and to repay 20% of the principal amount at the end of each loan year (i.e. the first repayment of principal shall be made at the end of the 48th month). P is subject to fluctuation. The final interest rate shall be subject to the final approval and determination by the Vendor's designated financing company. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Vendor's designated financing company in respect thereof.
- C) 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方指定的財務機構申請第一按揭貸款
The Purchaser shall make a written application to the Vendor's designated financing company for the first mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.
- D) 第一按揭貸款年期最長為 8 年。
The maximum tenor of first mortgage loan shall be 8 years.
- E) 第一按揭貸款以指明住宅物業之第一法定按揭作抵押。
The first mortgage loan shall be secured by a first legal mortgage over the specified residential property.
- F) 買方無須通過壓力測試，惟買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser is not required to pass the stress test, Provided That the Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing credit report, income proof and/or banking record.
- G) 第一按揭貸款及第二按揭貸款(如適用)申請需由有關承接機構獨立審批。
First mortgage loan and second mortgage loan (if applicable) shall be processed by the relevant mortgagees independently.
- H) 所有第一按揭貸款之法律文件必須由賣方指定的財務機構的指定律師行辦理，買方須支付所有第一按揭貸款相關之律師費及代墊付費用。
All legal documents of the first mortgage loan shall be handled by the solicitors' firm designated by Vendor's designated financing company and all legal costs and disbursements relating thereto shall be borne by the Purchaser.
- I) 第一按揭貸款批出與否及其條款，以賣方指定的財務機構的絕對最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the first mortgage loan and terms thereof are subject to the absolute and final decision of the Vendor's designated financing company and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.
- J) 第一按揭貸款受賣方指定的財務機構所定的其他條款及細則約束。
The first mortgage loan is subject to other terms and conditions as determined by the Vendor's designated financing company.
- K) 買方須就申請第一按揭貸款繳交港幣\$5,000不可退還的申請手續費。
A non-refundable application fee of HK\$5,000 for the first mortgage loan shall be payable by the Purchaser.
- L) 第一按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the first mortgage loan.

(h) **置靈活二按揭貸款 Flexible Home Ownership Second Mortgage Loan**
(只適用於選擇第4(i)段中支付條款(A4)之買家) (Only applicable to purchasers who select Terms of Payment (A4) in paragraph 4(i))

買方可向賣方指定的財務機構申請「置靈活二按揭貸款」(「第二按揭貸款」)(賣方指定的財務機構有權隨時停止提供第二按揭貸款而無須另行通知)。第二按揭貸款主要條款如下：
Purchaser can apply for "Flexible Home Ownership Second Mortgage Loan" ("second mortgage loan") from Vendor's designated financing company (the Vendor's designated financing company may stop providing the second mortgage loan at any time without further notice). Key terms of the second mortgage loan are as follows:-

- A) 第二按揭貸款最高金額為成交金額的15%，而第一按揭貸款及第二按揭貸款總金額不可超過成交金額的85%。
The maximum second mortgage loan amount shall be 15% of the transaction price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 85% of the transaction price.
- B) 第二按揭貸款為首36個月免息免供期，利息由第37個月開始計算。買方須於第37個月起按月分期償還本金及相關利息，按揭年利率為香港上海匯豐銀行之港元最優惠利率(P)加1% (P + 1% p.a.)，利率浮動。
最終按揭利率以賣方指定的財務機構最後審批及決定者為準。賣方及賣方指定的財務機構並無就此作出，亦不得被視為就此作出任何不論明示或隱含之陳述、承諾或保證。
The principal repayment and the interest payment will not be required for the first 36 months of the tenor of the second mortgage loan. Interest shall be calculated and payable starting from the 37th month. The Purchaser will have to repay the principal sum together with the interest accrued thereon by monthly instalments starting from the 37th month. The interest rate for the 37th month and onwards shall be the Hong Kong Dollar Best Lending Rate (P) plus 1% per annum (P + 1% p.a.), subject to fluctuation. The final interest rate shall be subject to the final approval and determination by the Vendor's designated financing company. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Vendor's designated financing company in respect thereof.
- C) 受限於相關交易文件條款及條件，買方提前全數清還第二按揭貸款可獲下表所列現金回贈（「提前清還第二按揭貸款現金回贈」）。
Subject to the terms and conditions of the relevant transaction documents, a cash rebate set out in the table below would be offered to the Purchaser who fully repays second mortgage loan early ("Early Full Repayment Second Mortgage Cash Rebate").

提前清還第二按揭貸款現金回贈列表：
Early Full Repayment Second Mortgage Cash Rebate Table:

清還第二按揭貸款日期 [^] Date of full repayment of the second mortgage loan [^]	提前清還第二按揭貸款現金回贈金額 Early Full Repayment Second Mortgage Cash Rebate amount
提款日起計的 1095 日內 Within 1095 days from the date of drawdown of the second mortgage loan	成交金額3% 3% of the transaction price

[^] 以賣方指定的財務機構代表律師實際收到全數第二按揭貸款項之日期為準。如訂明的期限的最後一日不是工作日(按香港法例第621章《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。詳情以相關交易文件條款為準。
The date of settlement shall be the date on which payment of the second mortgage loan is actually received by Vendor's designated financing company's solicitors in full. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap.621, Laws of Hong Kong)), the said day shall fall on the next working day. Subject to the terms and conditions of the relevant transaction documents.

- D) 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方指定的財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the Vendor's designated financing company for the second mortgage loan not less than 60 days before the date of full settlement of the balance of the transaction price.
- E) 第二按揭貸款年期最長為 30 年，或相等於第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 30 years or the same tenor of first mortgage loan, whichever is shorter.
- F) 第二按揭貸款以指明住宅物業之第二法定按揭作抵押。
The second mortgage loan shall be secured by a second legal mortgage over the specified residential property.

- G)

買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件（如：最近三年之稅單或利得稅繳納通知書及最近六個月有顯示薪金存款或收入之銀行存摺/月結單）證明每月還款（即第一按揭貸款及第二按揭貸款及其他借貸的還款）不超過香港金融管理局不時訂明的「供款與人息比率」上限。

The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents (for example the latest 3 years' Tax Assessment and Demand Note or Profits Tax Assessment and Demand Note and the latest 6 months' bank book/statements which show salary deposits or income) to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.

H)

第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior written consent from the first mortgagee bank to apply for a second mortgage loan.

I)

第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.

J)

所有第二按揭貸款之法律文件必須由賣方指定的財務機構的指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及代墊付費用。
All legal documents of the second mortgage loan shall be handled by the solicitors' firm designated by the Vendor's designated financing company and all legal costs and disbursements relating thereto shall be borne by the Purchaser.

K)

第二按揭貸款批出與否及其條款，以賣方指定的財務機構的絕對最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the absolute and final decision of the Vendor's designated financing company and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.

L)

第二按揭貸款受賣方指定的財務機構所定的其他條款及細則約束。
The second mortgage loan is subject to other terms and conditions as determined by the Vendor's designated financing company.

M)

買方須就申請第二按揭貸款繳交港幣\$5,000不可退還的申請手續費。
A non-refundable application fee of HK\$5,000 for the second mortgage loan shall be payable by the Purchaser.

N)

第二按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the second mortgage loan.

(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

a)

如買方選用賣方代表作為賣方代表律師同時處理有關買賣的所有法律文件，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)。如買方選擇另聘代表律師作為買方代表律師處理其購買，買方及賣方須各自負責有關正式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 Vendor agrees to bear the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the ASP. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor Purchaser shall pay his own solicitors' legal fees in respect ASP.

b)

買方須支付有關臨時合約、正式合約及轉讓契的所有印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、任何根據據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、買家印花稅和附加印花稅，及任何與過期繳付任何印花稅 有關的罰款、利息及附加費等)。
All stamp duties on the PASP, ASP and the assignment (including but without limitation any stamp duty on, if any, nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong), and any penalty, interest and surcharge, etc. for l payment of any stamp duty) shall be borne 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

製作、登記及完成公契暨管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件核證副本之費用、所購住宅物業的正式合約及轉讓契之圖則費、為申請豁免買家印花稅及/或以較低稅率(第 2 條第 2 條)繳納從價印花稅而須作出的任何法定聲明的費用、所購住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購住宅物業的買賣的文件的的所有法律及其他 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 incorporating Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to the ASP of the residential property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or charging ad valorem stamp duty at lower rates (Scale 2), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(5) 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：

會德豐地產（香港）有限公司
Wheelock Properties (Hong Kong) Limited

Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:
會德豐地產（香港）有限公司委任的分代理:

中原地產代理有限公司
Centaline Property Agency 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
香港置業(地產代理)有限公司
Hong Kong Property Services (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
云房網絡(香港)代理有限公司
Qfang Network (Hong Kong) Agency Limited

仲量聯行有限公司
Jones Lang Lasalle Limited
第一太平戴維斯(香港)有限公司
Savills (Hong Kong) Limited
萊坊(香港)有限公司
Knight Frank Hong Kong Limited
世邦魏理仕有限公司
CBRE Limited
高力國際太平洋有限公司
Colliers International Pacific Limited
戴德梁行(香港)有限公司
Cushman & Wakefield (HK) Limited

晉誠地產代理有限公司
Earnest Property Agency Limited
迎富地產代理有限公司
Easywin Property Agency Limited
香港(國際)地產商會有限公司
Hong Kong (International) Realty Association Limited
香港地產商會有限公司
Hong Kong Real Estate Agencies General Association Limited
領域佳士得國際地產
Landscape Christie's International Real Estate
美林物業代理有限公司
L&Lam Property Agency Limited

康城物業有限公司
Lohas Property Ltd
太陽物業代理有限公司
Sunrise Property Agency Limited
友和地產有限公司
United Properties Limited
泓諾地產
Mega Wealth Property Agency

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.

(6) 賣方就期數指定的互聯網站的網址為：https://www.grandemacno.hk
The address of the website designated by the Vendor for the Phase is: https://www.grandemacno.hk

GRANDE MONACO

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Price List No. 4K