

# 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	加多近山 Cadogan	期數 (如有) Phase No. ( if any )	---
發展項目位置 Location of Development	加多近街37A號(上層單位), 加多近街37B號(面向加多近街之商舖)及卑路乍街150號(位於卑路乍街及均益街街角之商舖) 37A Cadogan Street (Upper Floor Units), 37B Cadogan Street (Shop fronting Cadogan Street), 150 Belcher' s Street (Shop at the corner between Belcher' s Street and Kwan Yick Street)		
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)	197		

印製日期 Date of Printing	價單編號 Number of Price List
27/10/2015	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
27/10/2015	2A	
12/11/2015	2B	
09/12/2015	2C	
28/12/2015	2D	

## 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	
加多近山 Cadogan	6	A	82.774 ( 891 ) 露台 Balcony: - (-) 工作平台 Utility Platform: 1.500 ( 16 )	25,092,000	303,139 ( 28,162 )	--	2.875 ( 31 )	--	12.442 ( 134 )	--	--	--	--	--	--	--
加多近山 Cadogan	23	A	85.035 ( 915 ) 露台 Balcony: 2.262 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	25,820,000	303,640 ( 28,219 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	26	A	85.035 ( 915 ) 露台 Balcony: 2.262 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	26,399,000	310,449 ( 28,851 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	29	D	38.230 ( 412 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	11,697,000	305,964 ( 28,391 )	--	1.086 ( 12 )	--	0.791 ( 9 )	--	--	--	--	--	--	--
加多近山 Cadogan	33	A	85.035 ( 915 ) 露台 Balcony: 2.262 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	27,949,000	328,676 ( 30,545 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	33	E	68.010 ( 732 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: 1.500 ( 16 )	21,438,000	315,218 ( 29,287 )	--	3.285 ( 35 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	35	B	32.385 ( 349 ) 露台 Balcony: 1.999 ( 22 ) 工作平台 Utility Platform: - (-)	10,684,000	329,906 ( 30,613 )	--	0.713 ( 8 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	36	A	85.137 ( 916 ) 露台 Balcony: 2.262 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	28,507,000	334,837 ( 31,121 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	36	C	35.103 ( 378 ) 露台 Balcony: 1.999 ( 22 ) 工作平台 Utility Platform: - (-)	11,422,000	325,385 ( 30,217 )	--	0.999 ( 11 )	--	--	--	--	--	--	--	--	--

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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 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	
加多近山 Cadogan	36	D	38.360 ( 413 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	12,341,000	321,715 ( 29,881 )	--	1.086 ( 12 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	36	E	67.800 ( 730 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: 1.500 ( 16 )	21,837,000	322,080 ( 29,914 )	--	3.285 ( 35 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	38	A #	85.137 ( 916 ) 露台 Balcony: 2.262 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	29,034,000	341,027 ( 31,697 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	47	A #	85.137 ( 916 ) 露台 Balcony: 2.262 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	31,323,000	367,913 ( 34,195 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	47	B	32.150 ( 346 ) 露台 Balcony: 1.999 ( 22 ) 工作平台 Utility Platform: - (-)	11,772,000	366,159 ( 34,023 )	--	0.713 ( 8 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	47	C	35.103 ( 378 ) 露台 Balcony: 1.999 ( 22 ) 工作平台 Utility Platform: - (-)	12,502,000	356,152 ( 33,074 )	--	0.999 ( 11 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	47	D	38.360 ( 413 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	13,522,000	352,503 ( 32,741 )	--	1.086 ( 12 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	47	E #	67.800 ( 730 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: 1.500 ( 16 )	24,040,000	354,572 ( 32,932 )	--	3.285 ( 35 )	--	--	--	--	--	--	--	--	--
加多近山 Cadogan	50	A #	97.438 ( 1049 ) 露台 Balcony: 2.705 ( 29 ) 工作平台 Utility Platform: 1.500 ( 16 )	39,379,000	404,144 ( 37,540 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--	--

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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 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
加多近山 Cadogan	50	B #	67.046 ( 722 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	27,105,000	404,275 ( 37,542 )	--	2.302 ( 25 )	--	--	--	--	--	--	--	--
加多近山 Cadogan	50	C #	79.540 ( 856 ) 露台 Balcony: 2.240 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	30,659,000	385,454 ( 35,817 )	--	2.336 ( 25 )	--	--	--	--	--	--	--	--
加多近山 Cadogan	52	A #	97.438 ( 1049 ) 露台 Balcony: 2.705 ( 29 ) 工作平台 Utility Platform: 1.500 ( 16 )	40,369,000	414,304 ( 38,483 )	--	2.875 ( 31 )	--	--	--	--	--	--	--	--
加多近山 Cadogan	52	B #	67.046 ( 722 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	27,785,000	414,417 ( 38,483 )	--	2.302 ( 25 )	--	--	--	--	--	--	--	--
加多近山 Cadogan	52	C #	79.540 ( 856 ) 露台 Balcony: 2.240 ( 24 ) 工作平台 Utility Platform: 1.500 ( 16 )	31,466,000	395,600 ( 36,759 )	--	2.336 ( 25 )	--	--	--	--	--	--	--	--

### 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) 註：於本第 4 節內：(a) 「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後之價錢）。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入換算至千位數(即如所得價目百位之數字為 5 或以上，進位接近之千位數；或如所得價目百位之數字為 4 或以下，捨位至最接近至千位數)作「成交金額」。

Note: In this section 4: (a) "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, (i.e. the purchase price after applying the applicable terms of payment and discounts on the Price). The price obtained after applying the relevant terms of payment and/ or discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，請帶備港幣\$200,000.00 銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. A cashier order of HK\$200,000.00 being part of the Preliminary Deposit shall be made payable to "Deacons". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

#### 支付條款 Terms of Payment :

##### **(A) 30 天現金優惠付款計劃 - 照售價減 2% 30-day Cash Payment Plan - 2% discount from the Price**

- 成交金額 5%於買方簽署臨時買賣合約（「臨時合約」）時繳付，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」）。  
A preliminary deposit equivalent to 5% of transaction price shall be paid 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.
- 成交金額 5%於買方簽署正式合約時繳付。  
5% of transaction price shall be paid upon the purchaser's signing of the ASP.
- 成交金額 90%即成交金額餘款於買方簽署臨時合約後 30 天內由買方繳付。  
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.

##### **(B) 90 天現金優惠付款計劃 - 照售價減 1.5% 90-day Cash Payment Plan – 1.5% discount from the Price**

- 成交金額 5%於買方簽署臨時買賣合約（「臨時合約」）時繳付，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」）。  
A preliminary deposit equivalent to 5% of transaction price shall be paid 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.
- 成交金額 5%於買方簽署正式合約時繳付。  
5% of transaction price shall be paid upon the purchaser's signing of the ASP.
- 成交金額 5%於買方簽署臨時合約後 30 天內繳付。  
5% of the transaction price shall be paid within 30 day after the purchaser's signing of the PASP.
- 成交金額 85%即成交金額餘款於買方簽署臨時合約後 90 天內由買方繳付。  
85% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

##### **(C) 120 天現金優惠付款計劃 - 照售價減 1% 120-day Cash Payment Plan – 1% discount from the Price**

- 成交金額 5%於買方簽署臨時買賣合約（「臨時合約」）時繳付，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」）。  
A preliminary deposit equivalent to 5% of transaction price shall be paid 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.
- 成交金額 5%於買方簽署正式合約時繳付。  
5% of transaction price shall be paid upon the purchaser's signing of the ASP.
- 成交金額 5%於買方簽署臨時合約後 30 天內繳付。  
5% of the transaction price shall be paid within 30 day after the purchaser's signing of the PASP.
- 成交金額 5%於買方簽署臨時合約後 60 天內繳付。  
5% of the transaction price shall be paid within 60 day after the purchaser's signing of the PASP.
- 成交金額 80%即成交金額餘款於買方簽署臨時合約後 120 天內由買方繳付。  
80% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

(D) 150 天現金優惠付款計劃 - 照售價 150-day Cash Payment Plan – In Accordance with the Price

1. 成交金額 5%於買方簽署臨時買賣合約(「臨時合約」)時繳付,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」)。  
A preliminary deposit equivalent to 5% of transaction price shall be paid 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 5%於買方簽署正式合約時繳付。  
5% of transaction price shall be paid upon the purchaser's signing of the ASP.
3. 成交金額 5%於買方簽署臨時合約後 30 天內繳付。  
5% of the transaction price shall be paid within 30 day after the purchaser's signing of the PASP.
4. 成交金額 5%於買方簽署臨時合約後 60 天內繳付。  
5% of the transaction price shall be paid within 60 day after the purchaser's signing of the PASP.
5. 成交金額 5%於買方簽署臨時合約後 90 天內繳付。  
5% of the transaction price shall be paid within 90 day after the purchaser's signing of the PASP.
6. 成交金額 75%即成交金額餘款於買方簽署臨時合約後 150 天內由買方繳付。  
75% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 150 days after signing of the PASP.

(4) (ii) **售價獲得折扣的基礎**

**The basis on which any discount on the Price is available**

- (a) 請參閱 4(i)及 4(iii)(d)。  
Please refer to 4(i) and 4(iii)(d).

(b) 「優越租金回報 4」優惠

“Prestige Rental Yield 4” Offer

根據以下列表於指明期間就本價單中所列單位簽署臨時買賣合約之買方可獲以下額外售價折扣優惠。

An extra discount from the Price would be offered to the Purchaser who signs a Preliminary Agreement for Sale and Purchase in respect of a unit set out in this price list within the specified period in accordance with the table below:

簽訂臨時買賣合約日期 Date of signing the Preliminary Agreement for Sale and Purchase	額外售價折扣優惠 Extra Discount from the Price
2016 年 3 月 31 日(包括當日)或之前 on or before 31 <sup>st</sup> March 2016	4%

(c) 「印花稅津貼」優惠

“Stamp Duty Subsidy” Benefit

買方可獲得額外售價折扣 6% 作「印花稅津貼」優惠。

An extra 6% discount from the Price would be offered to the Purchaser as the “Stamp Duty Subsidy” benefit.

(4) (iii) **可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、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) 請參閱 4(i)及 4(ii)。  
Please refer to 4(i) and 4(ii).

(b) 特選備用第一按揭貸款

Premium Standby First Mortgage Loan

買方可在不需要提供入息證明的情況下向九龍建業財務有限公司(「承按人」)申請成交金額餘款的第一按揭貸款,主要條款如下:

The purchaser can apply to Kowloon Development Finance Limited (“the Mortgagee”) for First Mortgage loan of the balance of the Transaction Price without submission of income proof. The main terms are as follows:

1. 第一按揭貸款後的首 36 個月之按揭年利率為承按人選用最優惠利率 (P) 減 3.1 % (P-3.1 %) 計算,其後的年利率則以最優惠利率 (P) 計算, P 為浮動利率,於本價單日期最優惠利率 (P) 為每年 5.25 %。最優惠利率 (P) 及最終按揭利率以承按人最後審批結果為準。  
The interest rate of the first 36 months of the first mortgage loan shall be Prime Rate (P) quoted by the Mortgagee minus 3.1% (P-3.1%). The Interest rate for the rest of the term of the first mortgage shall be Prime Rate (P). P is subject to fluctuation. The Prime Rate (P) as at the date of this price list is 5.25 % per annum. The Prime Rate (P) and the final interest rate will be subject to final approval by the Mortgagee.
2. 第一按揭貸款的金額不可超過成交金額的 80%。  
The amount of first mortgage loan shall not exceed 80% of the transaction price.
3. 所有第一按揭貸款的法律文件須由賣方代表律師辦理,並由買方負責有關律師費用及雜費。  
All legal documents in relation to the first mortgage loan shall be prepared by the vendor's solicitors and all the costs and disbursements shall be borne by the purchaser.
4. 買方無需就該第一按揭貸款申請支付手續費,亦可於任何時候償還貸款並獲豁免提早還款罰息,但須預先給予承按人一個月書面通知。  
No application fee will be levied on the application of the first mortgage loan. The purchaser may at any time repay the outstanding loan by giving the Mortgagee one month's prior notice in writing without levy of early repayment penalty charges.
5. 有關第一按揭貸款之批核及按揭條款以承按人之最終決定為準,與賣方無關,且於任何情況下賣方均無需為此負責。  
The grant of the applications and its terms and conditions for the first mortgage loan is subject to the final decision of the Mortgagee, and is not related to the vendor (which shall under no circumstances be responsible therefor).
6. 此貸款受其他條款及條件約束。  
This loan is subject to other terms and conditions.

(c) 超強備用第二按揭貸款  
Mega Power Standby Second Mortgage Loan

買方可向九龍建業財務有限公司（「第二承按人」）申請第二按揭貸款，主要條款如下：

The Purchaser can apply to Kowloon Development Finance Limited (“the Second Mortgagee”) for second mortgage loan. The main terms are as follows:

- 買方必須於清付成交金額餘款前最少 45 日以書面向第二承按人提出第二按揭貸款申請。  
The Purchaser shall make application in writing to the Second Mortgagee for a second mortgage loan not less than 45 days before settlement of the balance of transaction price.
- 第二按揭貸款首 36 個月之按揭年利率為第二承按人選用之最優惠利率（P）減 3.1 %（P-3.1 %），其後的年利率則為最優惠利率（P）加 0.75%（P+0.75 %）計算，P 為浮動利率，於本價單日期最優惠利率（P）為每年 5.25 %，最優惠利率（P）及最終按揭利率以第二承按人最後審批結果為準。  
The interest rate of the first 36 months of the second mortgage loan shall be Prime Rate (P) quoted by the Second Mortgagee minus 3.1% (P-3.1%). The interest rate for the rest of term of the Second Mortgage shall be Prime Rate plus 0.75 % (P+0.75 %). P is subject to fluctuation. The Prime Rate (P) as at the date of this price list is 5.25 % per annum. The Prime Rate (P) and the final interest rate will be subject to final approval by the Second Mortgagee.
- 第二按揭貸款最高金額為成交金額的 30%或第一按揭的物業估價的 30%(以較低者為準)，但在任何情況下第一按揭貸款及第二按揭貸款的總金額不可超過成交金額的 85%。  
The maximum second mortgage loan amount shall be 30% of either the purchase price or valuation of the First Mortgagee (whichever is lower), but in any event the aggregate amount of first mortgage loan and second mortgage loan offered shall not exceed 85% of the transaction price.
- 第二按揭貸款年期最長為 20 年，或第一按揭貸款相同之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or same as the tenor of first mortgage loan, whichever is the shorter.
- 買方須先獲取第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明每月總還款額（即第一按揭貸款加第二按揭貸款及其他借貸的還款）不超過其每月總入息之一半。如買方是公司，買方須出示足夠文件證明其還款能力及其擔保人（如有）須出示足夠文件證明每月總還款額（即第一按揭貸款加第二按揭貸款及其他借貸的還款）不超過其每月總入息之一半。  
The Purchaser shall have obtained the prior consent of the first mortgagee bank for the execution of the second mortgage, and provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser’s total monthly income. If the Purchaser is a corporation, the Purchaser shall provide sufficient documents to prove its repayment ability and the guarantor(s) (if any) shall provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the guarantor(s)’s total monthly income.
- 買方於決定選擇第二按揭前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款、批核條件及手續。  
The Purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of its terms, conditions and application procedures of the first mortgage and second mortgage before considering a second mortgage loan.
- 第一按揭貸款及第二按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the respective mortgagees independently.
- 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其相關第二按揭文件之代表律師。在此情況下，買方亦須負責賣方代表律師於第二按揭的律師費用及雜費。  
All legal documents in relation to the second mortgage shall be prepared by the Vendor’s solicitors and all the costs and disbursements shall be borne by the Purchaser. The Purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of second mortgage. In such event, the Purchaser shall also bear the costs and disbursements for the Vendor’s Solicitors relating to the second mortgage.
- 有關第一按揭及第二按揭之批核及按揭條款以第一按揭銀行及第二承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及全數繳付該住宅物業的成交金額。  
The grant of the applications and its respective terms and conditions for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to the Vendor (which shall under no circumstances be responsible therefor). The Purchaser shall complete the purchase of the residential property and fully pay the transaction price of the residential property irrespective of whether the second mortgage loan is granted or not.

買方於決定選擇此優惠前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之條款、批核條件及手續。

The Purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of the terms and conditions and application procedures of the first mortgage and Second Mortgage before choosing this benefit.

(d) “Cadogan Premium Link”優惠  
“Cadogan Premium Link” Offer

買方可獲以下二項優惠其中一項優惠：

The purchaser will be offered ONE of the following benefits:

- 如買方（「買方」）於 2016 年 3 月 31 日或之前簽署於本價單中所列加多近山的指明住宅物業的臨時買賣合約並經由簽署該臨時買賣合約當日為加多近山任何住宅物業的擁有人（「推介人」）介紹而簽署該臨時買賣合約，賣方將代推介人支付就推介人於加多近山擁有的任何一個住宅物業（由推介人決定）的管理費，由買方購買的指明住宅物業買賣完成當日起計為期 36 個月。就每個推介人擁有的加多近山住宅物業，推介次數不限。本優惠受相關交易文件條款及條件限制。一切有關於本優惠之任何爭議，以賣方決定為準。  
If Purchaser (the “Purchaser”) who signs a preliminary agreement for sale and purchase in respect of any specified residential property of Cadogan in this price list on or before 31<sup>st</sup> March 2016 through introduction an owner of any residential property in Cadogan as at the date of signing that preliminary agreement for sale and purchase (the “Referee”), the vendor will pay management fees of any one of the residential properties (as determined by the Referee) of Cadogan owned by the Referee for 36 months commencing on the date of completion of the sale and purchase of the specified residential property purchased by the Purchaser. There is no limit on number of referral in respect of each residential property in Cadogan owned by the Referee. This benefit is subject to the terms and conditions of the relevant transaction documents. In the event of any dispute relating to or arising from this benefit, the Vendor’s decision shall be final.
- 或 Or**
- 如買方同時購買本價單之任何兩個或以上指明住宅物業（「所購買之物業」），每個指明住宅物業可獲得相等於額外 1% 售價折扣優惠。惟受限於及根據下列條款及條件：  
If purchaser(s) purchase(s) any 2 or more specified residential properties in this Price List at the same time (the “purchased properties”), an extra 1% discount from Price would be offered to the purchaser(s) for each of the purchased properties subject to and in accordance with the following terms and conditions:-
    - 所購買之物業之臨時買賣合約須於同一時間簽署。所購買之物業之正式買賣合約須於同一時間簽署。  
The Preliminary Agreement(s) for Sale and Purchase covering the purchased properties must be entered into at the same time. The Formal Agreement(s) for Sale and Purchase covering the purchased properties must be entered into at the same time.
    - 若有多於一名買方，則買方須提供令賣方滿意之相關及有效文件證明所有買方為「合資格有關連人士」，即：—  
Where there is more than one purchaser, each of the purchasers must provide relevant and valid documentation to the satisfaction of the Vendor proving that all the purchasers are “qualified related persons”, that is:-
      - 組成一名買方的任何個人與組成另一名買方的任何個人為直系親屬（即配偶，父母，子女，兄弟姊妹，祖父母或孫）；或  
Any individual comprised in a purchaser is an immediate family member (i.e. spouse, parent, child, sibling, grandparent or grandchild) of any individual comprised in the other purchaser; or
      - 組成一名買方的任何公司與組成另一名買方的任何公司有共同的董事或股東或屬同一公司集團；或  
Any company comprised in a purchaser has common director(s) or shareholder(s), or is in the same group of company, with any company comprised in the other purchaser; or
      - 組成一名買方的每位個人均為直系親屬，而該等個人中任何一位（或該等個人中任何一位的直系親屬）為組成另一名買方的任何公司的董事或股東；或  
Each individual comprised in a purchaser is an immediate family member of each other, and any one of such individuals (or an immediate family member of any one of such individuals) is a director or shareholder of any company comprised in the other purchaser; or
      - 所有買方按賣方酌情接受的方式為有關連人士。  
The purchasers are related to each other in such manner as shall, in the discretion of the Vendor, be acceptable to the Vendor.

賣方有絕對權利決定買方是否「合資格有關連人士」。如有任何關於買方關係之爭議，則賣方的決定為最終決定。

The Vendor shall have the absolute discretion to determine whether the purchasers are “qualified related persons”. In case of any dispute relating to or arising from the relationship of the purchasers, the Vendor’s decision shall be final.

- (e) KEE Club 私人會所會籍優惠  
Private membership of KEE Club Offer

購買於本價單第二部份標上"#"之單位並簽署臨時買賣合約買家可獲贈由 Life Is Not Limited 提供價值\$30,000 之 KEE Private Members Club 之私人會所會籍 2 年。惟買方必須遵守及履行臨時買賣合約及買賣合約的所有條款及條件，並按該等條款及條件完成購買該指明住宅物業。會籍之使用（包括使用期限等）受相關服務提供者所訂之條款及條件限制。如有爭議，以賣方最終決定為準。

Purchasers of those residential properties marked with a "#" in Part 2 of this price list who sign the preliminary agreement for sale and purchase will receive an individual membership of KEE Private Members Club provided by Life Is Not Limited for 2 years in the total value of \$30,000. Provided that the Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the Agreement for Sale and Purchase and shall complete the purchase of the said specified residential property in accordance with those terms and conditions. The use of such membership (including validity period, etc) is subject to the terms and conditions prescribed by the relevant service provider. In the event of any dispute relating to or arising from this benefit, the Vendor's decision shall be final.

- (f) 「新年串銷大放送」  
“New Year Medley Sale Exclusive Offer”

買方於 2016 年 1 月 31 日或之前簽署臨時買賣合約購買本價單其中的一個住宅物業，並按臨時買賣合約簽署買賣合約，可獲贈下列各項贈品中的其中一項 (送完即止)。買方須於簽署臨時買賣合約時選擇哪一項贈品，選擇後不得更改。相關贈品將於簽署買賣合約後交付買方或由買方領取。賣方就任何贈品之質量或狀況並無亦不會作出任何陳述或保證，賣方亦無及不會就任何贈品提供任何保養或補救欠妥之處的責任。

If the purchaser signs the preliminary agreement for sale and purchase to purchase one residential property in this price list on or before 31<sup>st</sup> January 2016 and signs the agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase, the purchaser will receive one of the following items as gift (while stock lasts). The purchaser has to select which gift item to receive upon the signing of the preliminary agreement for sale and purchase, and no change will be accepted after the selection. The relevant gift item will be delivered to or made available for collection by the purchaser after the agreement for sale and purchase is signed. The vendor does not and will not give any representation or warranty as to the quality and condition of any gift item or provide any maintenance or defect liability for any gift item.

項目 Item	贈品 Gift	每項目之估值 Estimated value for each Item
1.	Bottega Veneta 家具擺設:- Bottega Veneta Home Accessories:- 餐墊 Linen Placemat 告示帖座 Memo Paper Holder 紙巾盒 Tissue Box 書檯墊 Desk Blotter 筆座 Pen Tray	為 HK\$20,000 以下 Below HK\$20,000
2.	27 吋 iMac 配備 Retina 5K 顯示器(3.3GHz 處理器配備 2TB 儲存設備) 27-inch iMac with Retina 5K display (3.3GHz Processor with 2TB Storage)	
3.	15 吋 MacBook Pro 配備 Retina 顯示器(2.5GHz 處理器配備 512GB 儲存設備) 15-inch MacBook Pro with Retina display (2.5GHz Processor with 512 GB Storage)	
4.	B&O BeoPlay A9 無線喇叭 B&O BeoPlay A9 Airplay Speaker	
5.	三星超高清 4K 55 吋電視 UA55JS8000JXZK Samsung UHD 4K TV 55" UA55JS8000JXZK	
6.	OSIM 小天王按摩椅 OSIM uNano Massage Chair	
7.	Diamants Légers de Cartier 耳環, 18K 白色黃金耳環, 每隻鑲嵌 1 枚鑽石 (編號:B8041400) Diamants Légers de Cartier Earrings, 18K white gold earrings set with 1 diamond each (Ref: B8041400)	

備註 Note :

- 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
- 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
- 為免疑問，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之優惠。  
For the avoidance of doubt, the Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (4) (iv) 誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅：

**Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development:**

(a) 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其買賣合約、按揭及轉讓契等法律文件，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用將獲豁免(不包括雜費，雜費必須由買方支付)。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責其有關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, the legal cost of the agreement for sale and purchase and the assignment to be borne by the purchaser shall be waived (excluding disbursements, which shall be paid by the purchaser). If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and the purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契內有關買賣指明住宅物業的印花稅(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」(按《印花稅條例》所定)、買家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 payable in respect of the sale and purchase of the specified residential property under the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale by the purchaser, any "special stamp duty" as defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

- (4) (v) 買方須就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用：

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

買方須獨自承擔及支付草擬大廈公契及管理協議(「公契」)的費用及附於公契之圖則費用的適當分攤、住宅物業的業權契據及文件認正本之所有費用、買賣合約及轉讓契之所有圖則費、按揭(如有)及附加協議(如有)的法律費用及開支、查冊費、註冊費及與買賣住宅物業有關的所有其他法律費用及雜項開支。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for the Agreement for Sale and Purchase and the Assignment, all legal costs and disbursements in respect of mortgage (if any) and supplemental agreement (if any), search fee, registration fee and all other legal costs and disbursements in relation to the sale and purchase of the residential property.

- (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

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (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

第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED

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

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, the 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.cadogan.hk](http://www.cadogan.hk)

The address of the website designated by the Vendor for the development is : [www.cadogan.hk](http://www.cadogan.hk)