

**價單 Price List**

**第一部份：基本資料 Part 1: Basic Information**

<b>發展項目名稱</b> Name of Development	明雋 THE GRANDs	<b>期數(如有)</b> Phase No. (if any)	--
<b>發展項目位置</b> Location of Development	炮仗街 45 號 45 Pau Chung Road		
<b>發展項目（或期數）中的住宅物業的總數</b> The total number of residential properties in the development (or phase of the development)			76

<b>印製日期</b> Date of Printing	<b>價單編號</b> Number of Price List
21/06/2023	1

**修改價單(如有) Revision to Price List (if any)**

<b>修改日期</b> Date of Revision	<b>經修改的價單編號</b> Number of Revised Price List	<b>如物業價錢經修改，請以「√」標示</b> Please use “√” to indicate changes to prices of residential properties
		<b>價錢 Price</b>
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**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 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
明雋 THE GRANDs	5	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,771,000	220,931 (20,565)	-	-	-	-	-	-	-	-	-	-
	6	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,866,000	225,330 (20,974)	-	-	-	-	-	-	-	-	-	-
	7	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,964,000	229,868 (21,397)	-	-	-	-	-	-	-	-	-	-
	9	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,199,000	240,750 (22,409)	-	-	-	-	-	-	-	-	-	-
	10	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,308,000	245,798 (22,879)	-	-	-	-	-	-	-	-	-	-
	12	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,526,000	255,893 (23,819)	-	-	-	-	-	-	-	-	-	-
	15	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,625,000	260,477 (24,246)	-	-	-	-	-	-	-	-	-	-
	16	A	21.595 (232) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,726,000	265,154 (24,681)	-	-	-	-	-	-	-	-	-	-
	5	B	24.105 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,597,000	232,192 (21,610)	-	-	-	-	-	-	-	-	-	-
	6	B	24.105 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,739,000	238,083 (22,158)	-	-	-	-	-	-	-	-	-	-

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 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
明雋 THE GRANDs	7	B	24.105 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,865,000	243,311 (22,645)	-	-	-	-	-	-	-	-	-	-
	9	B	24.105 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,149,000	255,092 (23,741)	-	-	-	-	-	-	-	-	-	-
	10	B	24.105 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,296,000	261,191 (24,309)	-	-	-	-	-	-	-	-	-	-
	12	B	24.105 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,608,000	274,134 (25,514)	-	-	-	-	-	-	-	-	-	-
	15	B	24.105 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,739,000	279,569 (26,019)	-	-	-	-	-	-	-	-	-	-
	5	C	24.125 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,638,000	233,699 (21,685)	-	-	-	-	-	-	-	-	-	-
	6	C	24.125 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,761,000	238,798 (22,158)	-	-	-	-	-	-	-	-	-	-
	7	C	24.125 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,888,000	244,062 (22,646)	-	-	-	-	-	-	-	-	-	-
	9	C	24.125 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,173,000	255,876 (23,742)	-	-	-	-	-	-	-	-	-	-
	10	C	24.125 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,320,000	261,969 (24,308)	-	-	-	-	-	-	-	-	-	-

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 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
明雋 THE GRANDs	12	C	24.125 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,633,000	274,943 (25,512)	-	-	-	-	-	-	-	-	-	-
	15	C	24.125 (260) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,765,000	280,415 (26,019)	-	-	-	-	-	-	-	-	-	-
	5	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,732,000	220,678 (20,485)	-	-	-	-	-	-	-	-	-	-
	6	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,845,000	225,948 (20,974)	-	-	-	-	-	-	-	-	-	-
	7	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,943,000	230,518 (21,398)	-	-	-	-	-	-	-	-	-	-
	9	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,176,000	241,384 (22,407)	-	-	-	-	-	-	-	-	-	-
	10	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,284,000	246,421 (22,874)	-	-	-	-	-	-	-	-	-	-
	12	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,491,000	256,074 (23,771)	-	-	-	-	-	-	-	-	-	-
	15	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,590,000	260,691 (24,199)	-	-	-	-	-	-	-	-	-	-
	16	D	21.443 (231) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,690,000	265,355 (24,632)	-	-	-	-	-	-	-	-	-	-

### 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) 註：在第(4)段中：

- (a) 「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」指將於臨時買賣合約(或正式買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應不同支付條款及 / 或折扣按售價計算得出之價目，皆以四捨五入方式換算至百位數作為成交金額。
- (b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。
- (c) 「臨時合約」指臨時買賣合約。
- (d) 「買賣合約」指正式買賣合約。

Note: In paragraph (4):

- (a) “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 to be set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded off to the nearest hundred (i.e. if the tens digit of the price obtained is 5 or above, rounded up to the nearest hundred or if the tens digit of the price obtained is 4

- or below, rounded down to the nearest hundred) to determine the transaction price.
- (b) “working day” shall be as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance.
  - (c) “PASP” means preliminary agreement for sale and purchase.
  - (d) “ASP” means agreement for sale and purchase.

**(i) 支付條款 Terms of Payment**

買方於簽署臨時合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，其中港幣\$50,000 以銀行本票支付（除非另得賣方同意）。請另備額外之銀行本票或支票（視乎情況，以賣方已經或不時公布之銷售安排資料中之最終要求為準）以繳付臨時訂金之餘款。上述所有銀行本票及/或支票抬頭請寫「國浩律師(香港)事務所」。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP, HK\$50,000 of which shall be paid by cashiers' order(s) (unless the Vendor agrees otherwise). Please also bring along additional cashiers' order(s) or cheque(s) (as the case may be, the final requirements under the Information on Sales Arrangements made available or to be made available by the vendor from time to time shall prevail) for payment of the balance of the preliminary deposit. All the cashiers' order(s) and/or cheque(s) above shall be drawn in favour of "GRANDALL ZIMMERN LAW FIRM".

**支付條款 Terms of Payment**

**(A) 120 天現金付款計劃 (照售價減10%)**

**120-day Cash Payment Plan (10% discount from the price)**

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.

- (2) 成交金額 95%即成交金額餘款於買方簽署臨時合約後120天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。

95% 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 or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

**(B) 120 天現金輕鬆付款計劃 (照售價減7%)**

**120-day Cash Relax Payment Plan (7% discount from the price)**

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.

- (2) 成交金額 95%即成交金額餘款於買方簽署臨時合約後120天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。

95% 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 or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(C) **180 天現金付款計劃 (照售價減 7%)**

**180-day Cash Payment Plan (7% discount from the price)**

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.

- (2) 買方簽署臨時合約後 30 天內再付成交金額 5%作為加付訂金。

A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 30 days after signing of the PASP.

- (3) 成交金額 90%即成交金額餘款於買方簽署臨時合約後180天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 180 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(D) **180 天現金輕鬆付款計劃 (照售價減4%)**

**180-day Cash Relax Payment Plan (4% discount from the price)**

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.

- (2) 買方簽署臨時合約後 30 天內再付成交金額 5%作為加付訂金。

A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 30 days after signing of the PASP.

- (3) 成交金額 90%即成交金額餘款於買方簽署臨時合約後180天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 180 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

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

- (a) 見 4(i)

See 4 (i)

- (b) 「至明置業折扣」優惠 “Grands Home Purchase Price Discount” Benefit  
買方購買本價單中所列之住宅物業可獲6%售價折扣優惠。  
6% discount from the price would be offered to the purchaser(s) of a residential property listed in this price list.
- (c) 「雙倍便捷折扣」優惠 “Double Up in Links Discount” Benefit  
買方購買本價單中所列之住宅物業可獲2%售價折扣優惠。  
2% discount from the price would be offered to the purchaser(s) of a residential property listed in this price list.
- (d) 「中九龍無限機遇折扣」優惠 “Central Kowloon Unlimited Opportunities Discount” Benefit  
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
1% discount from the price would be offered to the purchaser(s) of a residential property listed in this price list.
- (e) 「築繫人心折扣」優惠 “Construction that Connects Discount” Benefit  
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
1% discount from the price would be offered to the purchaser(s) of a residential property listed in this price list.

**(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) 見4(i)及4(ii)  
See 4(i) and 4(ii)
- (b) 上車易印花稅優惠（只適用於選擇第 4(i)段中支付條款 (B) 或 (D) 之買方）  
Easy Home Stamp Duty Benefit (only applicable to the Purchasers who have selected Terms of Payment (B) or (D) in paragraph 4(i))
- (1) 受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清所購之住宅物業每一期樓款及餘款<sup>#</sup>），賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅（上限為成交金額的 3%）。如買方所購之住宅物業所須就買賣合約繳付的從價印花稅少於成交金額的 3%，賣方會將差額同等金額直接支付部份樓價餘額。  
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the transaction price<sup>#</sup> according to the respective dates stipulated in the ASP), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the ASP for the Purchaser (subject however to a cap of 3% of the transaction price). Where the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property under the ASP is less than 3% of the transaction price, the Vendor will apply an amount which is equivalent to the shortfall for part payment of the balance of the transaction price directly.



#以賣方代表律師實際收到款項日期計算

#subject to the actual date of payment(s) received by the Vendor's solicitors

(c) 佳明尊尚業主現金回贈（只適用於個人名義買方 / 只由個人組成之買方）

Grand Ming Prestige Owner Cash Rebate (only applicable to the Purchaser who is an individual / comprises only individuals)

- (1) 受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清所購之住宅物業每一期樓款及餘款<sup>#</sup>），如符合以下其中一項條件，買方可獲賣方送出現金回贈，現金回贈的金額為港幣\$5,000：

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the transaction price<sup>#</sup> according to the respective dates stipulated in the ASP), the Purchaser shall be entitled to a cash rebate offered by the Vendor in the amount of HK\$5,000 if any one of the following conditions is fulfilled:

- (i) 買方（或構成買方的任何個人）或買方（或構成買方的任何個人）的近親（即配偶、父母（或配偶的父母）、子女、兄弟或姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）已於發展項目銷售安排資料第1號或其不時修訂的版本內所定義的「出售首日」或該日期之前，簽署臨時買賣合約或買賣合約以個人名義不論單獨或連同任何其他個人自明翹匯或明寓的發展商購買該發展項目的任何住宅物業（「指明購買」），而於所購之本發展項目住宅物業買賣完成時，指明購買尚存續或已經完成；或

The Purchaser (or any individual comprising the Purchaser) or a close relative (i.e. spouse, parent (or parent of spouse), child, brother or sister, grandparent or grandchild) of the Purchaser (or any individual comprising the Purchaser) in his/her sole name or together with any other individual has signed a preliminary agreement for sale and purchase or an agreement for sale and purchase on or before the "First Date of Sale" as defined in the Information on Sales Arrangements No.1 of the Development or any revision made from time to time thereof to purchase any residential property in The Grand Marine or Cristallo from the developer of that development (the "Specified Purchase"), and at the time of the completion of the sale and purchase of the residential property in this Development purchased, the Specified Purchase is subsisting or has been completed; OR

- (ii) 於簽署臨時合約的日期前一年內的任何時間，買方（或構成買方的任何個人）曾居住於明翹匯或明寓內的任何住宅物業。

At any time during the one year before the date of the signing of the PASP, the Purchaser (or any individual comprising the Purchaser) was residing in any residential property in The Grand Marine or Cristallo.

#以賣方代表律師實際收到款項日期計算

#subject to the actual date of payment(s) received by the Vendor's solicitors

- (2) 買方須於買賣合約所定付清成交金額餘款日期前最少 30 日以書面向賣方申請該現金回贈，賣方會於收到申請並確認有關資料無誤後，賣方會將該現金回贈直接用於支付部份成交金額餘款或以賣方指定的其他方式提供該現金回贈。

The Purchaser shall apply to the Vendor in writing for that cash rebate at least 30 days before the date of payment of the balance of the transaction price provided under the ASP. After the Vendor has received the application and duly verified the information, the Vendor will apply that cash rebate as part payment of the balance of the transaction price directly or provide the cash rebate in such other manner as the Vendor may prescribe.

- (3) 為免疑問，就一個所購的住宅物業只可獲一次該現金回贈。若有爭議，賣方的決定為最終決定並對買方具有約束力。

For the avoidance of doubt, only one aforesaid cash rebate will be provided in respect of one residential property purchased. In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

- (d) 優越九龍城區現金回贈（只適用於個人名義買方 / 只由個人組成之買方）

Superior Kowloon City District Cash Rebate (only applicable to the Purchaser who is an individual / comprises only individuals)

- (1) 受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清所購之住宅物業每一期樓款及餘款<sup>#</sup>），如符合以下條件，買方可獲賣方送出現金回贈，現金回贈的金額為港幣\$5,000：

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the transaction price<sup>#</sup> according to the respective dates stipulated in the ASP), the Purchaser shall be entitled to a cash rebate offered by the Vendor in the amount of HK\$5,000 if:

於簽署臨時合約的日期前一年內的任何時間，買方（或構成買方的任何個人）曾居住於位處區議會分區下九龍城區的任何住宅物業。

At any time during the one year before the date of the signing of the PASP, the Purchaser (or any individual comprising the Purchaser) was residing in any residential property located in the District Council district of Kowloon City.

<sup>#</sup>以賣方代表律師實際收到款項日期計算

<sup>#</sup>subject to the actual date of payment(s) received by the Vendor's solicitors

- (2) 買方須於買賣合約所定付清成交金額餘款日期前最少 30 日以書面向賣方申請該現金回贈，賣方會於收到申請並確認有關資料無誤後，賣方會將該現金回贈直接用於支付部份成交金額餘款或以賣方指定的其他方式提供該現金回贈。

The Purchaser shall apply to the Vendor in writing for that cash rebate at least 30 days before the date of payment of the balance of the transaction price provided under the ASP. After the Vendor has received the application and duly verified the information, the Vendor will apply that cash rebate as part payment of the balance of the transaction price directly or provide the cash rebate in such other manner as the Vendor may prescribe.

- (3) 為免疑問，就一個所購的住宅物業只可獲一次該現金回贈。若有爭議，賣方的決定為最終決定並對買方具有約束力。

For the avoidance of doubt, only one aforesaid cash rebate will be provided in respect of one residential property purchased. In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

- (e) 購樓意向現金回贈（只適用於個人名義買方 / 只由個人組成之買方）

ROI Cash Rebate (only applicable to the Purchaser who is an individual / comprises only individuals)

- (1) 受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清所購之住宅物業每一期樓款及餘款<sup>#</sup>），如符合以下條件，買方可獲賣方送出現金回贈，現金回贈的金額為港幣\$5,000：

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the transaction price<sup>#</sup> according to the respective dates stipulated in the ASP), the Purchaser shall be entitled to a cash rebate offered by the Vendor in the amount of HK\$5,000 if:

於簽署臨時合約的日期前一年內的任何時間，買方（或構成買方的任何個人）曾就本發展項目中的住宅物業外的任何其他一手住宅物業遞交並持有有效的購樓意向登記。

At any time during the one year before the date of the signing of the PASP, the Purchaser (or any individual comprising the Purchaser) has submitted and held a valid registration of intent in respect of the purchase of any first-hand residential property other than those in this Development.

#以賣方代表律師實際收到款項日期計算

#subject to the actual date of payment(s) received by the Vendor's solicitors

- (2) 買方須於買賣合約所定付清成交金額餘款日期前最少 30 日以書面向賣方申請該現金回贈，賣方會於收到申請並確認有關資料無誤後，賣方會將該現金回贈直接用於支付部份成交金額餘款或以賣方指定的其他方式提供該現金回贈。

The Purchaser shall apply to the Vendor in writing for that cash rebate at least 30 days before the date of payment of the balance of the transaction price provided under the ASP. After the Vendor has received the application and duly verified the information, the Vendor will apply that cash rebate as part payment of the balance of the transaction price directly or provide the cash rebate in such other manner as the Vendor may prescribe.

- (3) 為免疑問，就一個所購的住宅物業只可獲一次該現金回贈。若有爭議，賣方的決定為最終決定並對買方具有約束力。

For the avoidance of doubt, only one aforesaid cash rebate will be provided in respect of one residential property purchased. In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

#### (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) 買方及賣方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

Each of the vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the ASP and the assignment.

- (b) 買方須支付一概有關臨時合約、買賣合約及轉讓契的印花稅(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、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 on the PASP, the ASP and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, 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(s).

**(v) 買方須為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**

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等，均由買方負責，一切有關按揭（包括第一及第二按揭（如適用））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, nomination, certifying fee 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(s). The purchaser(s) shall also pay and bear the legal costs and disbursements in respect of any mortgage (including first and second mortgage (if applicable)).

**備註：Note：**

如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，買方可於簽署臨時合約後30日內向賣方提出申請，並須向賣方繳付手續費港幣\$5,000及承擔有關律師費用及代墊付費用(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor for such change not later than 30 days after the date of signing of the PASP, and pay a handling fee of HK\$5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

**(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:**

賣方委任的代理:

Agents appointed by the vendor:

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

香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association Limited and Chartered Members

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.thegrands.com.hk](http://www.thegrands.com.hk)**

**The address of the website designated by the vendor for the development is: [www.thegrands.com.hk](http://www.thegrands.com.hk)**