

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of the Development	KOKO HILLS 發展項目 KOKO HILLS DEVELOPMENT	期數 (如有) Phase No. (if any)	第一期 (即KOKO HILLS) Phase 1 (i.e.,KOKO HILLS)
發展項目位置 Location of Development	高嶺道3號 No. 3 Ko Ling Road		
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)			413

印製日期 Date of Printing	價單編號 Number of Price List
20 October 2022	6

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
07 July 2023	6A	-
26 September 2023	6B	-
03 October 2023	6C	-
06 November 2023	6D	-
02 February 2024	6E	-

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
Tower 2 第2座	12	B	83.490 (899) 露台 Balcony : 3.002 (32) 工作平台 Utility Platform : 0.000 (0)	25,948,000	310,792 (28,863)	--	--	--	--	--	--	--	--	--	
	11	B	83.490 (899) 露台 Balcony : 3.002 (32) 工作平台 Utility Platform : 0.000 (0)	25,718,000	308,037 (28,607)	--	--	--	--	--	--	--	--	--	
	10	B	83.490 (899) 露台 Balcony : 3.002 (32) 工作平台 Utility Platform : 0.000 (0)	25,463,000	304,983 (28,324)	--	--	--	--	--	--	--	--	--	
	9	B	83.490 (899) 露台 Balcony : 3.002 (32) 工作平台 Utility Platform : 0.000 (0)	24,988,000	299,293 (27,795)	--	--	--	--	--	--	--	--	--	
	25	D#	67.462 (726) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	26,601,000	394,311 (36,640)	--	--	--	--	--	60.175 (648)	--	--	--	
	23	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	20,592,000	330,609 (30,734)	--	--	--	--	--	--	--	--	--	
	22	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	20,407,000	327,639 (30,458)	--	--	--	--	--	--	--	--	--	
	21	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	20,126,000	323,128 (30,039)	--	--	--	--	--	--	--	--	--	
	20	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	19,560,000	314,040 (29,194)	--	--	--	--	--	--	--	--	--	
	19	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	19,482,000	312,788 (29,078)	--	--	--	--	--	--	--	--	--	
	18	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	19,403,000	311,520 (28,960)	--	--	--	--	--	--	--	--	--	
	17	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	19,249,000	309,047 (28,730)	--	--	--	--	--	--	--	--	--	
	16	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	19,172,000	307,811 (28,615)	--	--	--	--	--	--	--	--	--	
	15	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	19,096,000	306,591 (28,501)	--	--	--	--	--	--	--	--	--	
12	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	19,020,000	305,370 (28,388)	--	--	--	--	--	--	--	--	--		

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 2 第2座	11	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,944,000	304,150 (28,275)	--	--	--	--	--	--	--	--	--	--
	10	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,869,000	302,946 (28,163)	--	--	--	--	--	--	--	--	--	--
	9	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,794,000	301,742 (28,051)	--	--	--	--	--	--	--	--	--	--
	8	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,719,000	300,538 (27,939)	--	--	--	--	--	--	--	--	--	--
	7	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,571,000	298,162 (27,718)	--	--	--	--	--	--	--	--	--	--
	6	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,496,000	296,958 (27,606)	--	--	--	--	--	--	--	--	--	--
	5	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,423,000	295,786 (27,497)	--	--	--	--	--	--	--	--	--	--
	3	D	62.285 (670) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 1.500 (16)	18,350,000	294,613 (27,388)	--	--	--	--	--	--	--	--	--	--
	2	D#	60.616 (652) 露台 Balcony : 2.044 (22) 工作平台 Utility Platform : 0.000 (0)	18,171,000	299,772 (27,870)	--	--	--	2.712 (29)	--	--	--	--	--	--
	1	D#	58.915 (634) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	18,984,000	322,227 (29,943)	--	--	--	24.053 (259)	--	--	--	--	--	--
	25	E#	68.452 (737) 露台 Balcony : 2.340 (25) 工作平台 Utility Platform : 1.500 (16)	26,375,000	385,306 (35,787)	--	--	--	--	--	63.691 (686)	--	--	--	--
	23	E	68.452 (737) 露台 Balcony : 2.340 (25) 工作平台 Utility Platform : 1.500 (16)	21,975,000	321,028 (29,817)	--	--	--	--	--	--	--	--	--	--
	1	E#	64.612 (695) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	21,102,000	326,596 (30,363)	--	--	--	42.618 (459)	--	--	--	--	--	--
	1	F	46.481 (500) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	13,892,000	298,875 (27,784)	--	--	--	31.889 (343)	--	--	--	--	--	--
	23	G	52.977 (570) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,097,000	303,849 (28,240)	--	--	--	--	--	--	--	--	--	--
22	G	52.977 (570) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	16,034,000	302,660 (28,130)	--	--	--	--	--	--	--	--	--	--	

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 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 2 第2座	18	G	54.260 (584) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,693,000	289,219 (26,872)	--	--	--	--	--	--	--	--	--	
Tower 3 第3座	1	D#	67.477 (726) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	21,109,000	312,833 (29,076)	--	--	--	42.056 (453)	--	--	--	--	--	
Tower 5 第5座	25	A#	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	26,826,000	375,094 (34,839)	--	--	--	--	--	66.583 (717)	--	--	--	
	25	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	17,683,000	366,434 (34,071)	--	--	--	--	--	36.738 (395)	--	--	--	
	23	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,595,000	323,166 (30,048)	--	--	--	--	--	--	--	--	--	
	22	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	15,456,000	320,285 (29,780)	--	--	--	--	--	--	--	--	--	
	17	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,579,000	302,112 (28,091)	--	--	--	--	--	--	--	--	--	
	16	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,521,000	300,910 (27,979)	--	--	--	--	--	--	--	--	--	
	7	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,064,000	291,440 (27,098)	--	--	--	--	--	--	--	--	--	
	6	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,008,000	290,279 (26,990)	--	--	--	--	--	--	--	--	--	
	5	B	48.257 (519) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,815,000	286,280 (26,618)	--	--	--	--	--	--	--	--	--	

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)(i) 註：在本第(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。因應不同支付條款及／或折扣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。

Note: In this 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 amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the transaction price.

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支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

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 orders and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "BAKER & MCKENZIE".

支付條款 Terms of Payment

- (A) (並無此編號之支付條款)
(No Terms of Payment of such numbering)
- (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) (並無此編號之支付條款)
(No Terms of Payment of such numbering)
- (A4) (並無此編號之支付條款)
(No Terms of Payment of such numbering)
- (A5) (並無此編號之支付條款)
(No Terms of Payment of such numbering)
- (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)
- (C2) (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)
- (E1) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (F) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (F1) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (G) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (G1) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (H) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- H1) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (H2) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (H3) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (H4) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (I) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (J) **120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減7%) (7% discount from 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 120 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 120 days after signing of the PASP.
- (J1) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (J2) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (K) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (L) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (M) **(並無此編號之支付條款)**
(No Terms of Payment of such numbering)
- (N) **置優越 1088 付款計劃 SMART Priority 1088 Payment Plan (照售價減7%) (7% discount from the Price)**
(只適用於購買本價單內任何三房單位之買家) (Only applicable to a purchaser who purchases any of the 3-bedroom units listed in this price list)
- (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 5% 於買方簽署臨時合約日期後第 30 天當日或之前由買方繳付作為加付訂金。
5% of the transaction price shall be paid by the Purchaser on or before the 30th day after the date of signing of the PASP as further deposit.
- (3) 成交金額 90%即成交金額之餘款於簽署臨時合約日期後第1088天當日(「成交日期」)或之前由買方繳付。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser on or before the 1088th day after the date of signing of the PASP (the "Completion Date").

(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 Wheellock」會員優惠 Privilege for 「Club Wheellock」 member
在簽署臨時買賣合約當日，買方如屬「Club Wheellock」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 Wheellock」會員，方可享此折扣優惠。
A 1% discount from the Price would be offered to the Purchaser who is a Club Wheellock member on the date of signing of the preliminary agreement for sale and purchase. 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 Wheellock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.
- (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) "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) KOKO HILLS「開心入住」優惠 KOKO HILLS "Welcome Home" 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 from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) KOKO HILLS 特選置業優惠 KOKO HILLS Special Purchasing 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 from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (g) (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)
- (h) (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)
- (i) (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)
- (i) (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)
- (k) 全新換樓置業優惠 Special Discount for Upgrader
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 from 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(ii)。
See 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) (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)
- (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) 優先認購一個住宅停車位 Priority to purchase one residential car 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KOKO HILLS (即KOKO HILLS發展項目第一期)中的一個住宅停車位 (售價及詳情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為準。
Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential property marked with a "# in this price list will have the priority to purchase one residential parking space in the KOKO HILLS (i.e., Phase 1 of the KOKO HILLS Development) (price and details of the purchase 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.

- (h) (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)
- (i) (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)
- (j) (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)
- (k) (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)
- (l) (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)

(m) **先住後付優惠 Occupation before Completion Benefit**
(只適用於選擇第4(i)段中支付條款(N)之買家) (Only applicable to purchasers who select Terms of Payment (N) in paragraph 4(i))

買方可選擇獲取先住後付優惠 (「該優惠」)，如買方決定選擇獲取該優惠 (買方須於簽署正式合約時決定是否選擇獲取該優惠)，買方須於簽署正式合約時同時簽署在該物業買賣成交前租用該物業之租約 (「租約」) (格式及內容由賣方訂明，買方不得要求任何修改)，主要條款如下：

The Purchaser may opt for obtaining the Occupation before Completion Benefit (the “Benefit”). If the Purchaser decides to opt for obtaining the Benefit (the Purchaser must decide whether to opt for obtaining the Benefit when the Purchaser executes the Agreement), the Purchaser shall execute a Tenancy Agreement of the Property (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto) for the pre-completion occupation of the Property (the “Tenancy Agreement”) simultaneously when the Purchaser executes the Agreement, the principal terms of which are as follows:

- 租期由買方簽署臨時合約日期後第 61 天至成交日期為止，或如成交較早發生，至實際成交發生日期為止 (「租期」)；
The term of tenancy shall commence from the 61st day after the date of signing of the PASP until the Completion Date, or if completion takes place earlier, until the date of which completion actually takes place (the “Term”);
- 租期之租金總金額為所購住宅物業之成交金額 10%，租金按金為HK\$60,000，均須於租期生效前全數繳付；及
The total amount of rent for the Term shall be equal to 10% of the Transaction Price of the property purchased and the rental deposit shall be HK\$60,000, both of which shall be payable in full before commencement of the Term; and
- 買方必須負責繳付租約之印花稅裁定費及印花稅 (如有)、準備和簽署租約所需之所有律師費 (包括賣方律師之費用) 及於租期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等。
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Tenancy Agreement, all legal costs for the preparation and execution of the Tenancy Agreement (including the costs of the Vendor’s solicitors) and the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. of the residential property during the Term.

賣方確認，若買方已選擇獲取該優惠，如：(i) 住宅物業的每一期樓款及成交金額之餘款將依照正式合約訂定的日期付清 (以賣方代表律師實際收到款項日期計算)；(ii) 住宅物業買賣將於正式合約訂定的日期或之前完成；(iii) 於住宅物業租期中租金均依照租約訂定的日期付清；及(iv) 臨時合約、正式合約及租約的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將相等於該住宅物業租期中已支付之租金總數直接用於支付部份成交金額餘額。

The Vendor confirms that if the Purchaser has opted for obtaining the Benefit, if: (i) each part payment and balance of the transaction price of the residential property shall be settled according to the respective dates stipulated in the ASP concerned (the date of settlement shall be the actual date on which payment is received by the Vendor’s solicitors); (ii) the sale and purchase of the residential property shall be completed on or before the date stipulated in the ASP concerned; (iii) the rent shall have been paid according to the respective dates stipulated in the Tenancy Agreement during the Term of the residential property; and (iv) the terms and conditions of the PASP, the ASP and the Tenancy Agreement shall have been complied with in all respects, the Vendor will, in respect of the relevant residential property purchased by that Purchaser, apply the total sum of the rent paid during the Term of the residential property towards settlement of part of the balance of transaction price upon completion of the sale and purchase of the residential property.

詳情以相關交易文件條款作準。

Subject to the terms and conditions of the relevant transaction documents.

(n) **提前付清樓價現金回贈 Early Settlement Cash Rebate**
(只適用於選擇第4(i)段中支付條款(N)之買家) (Only applicable to purchasers who select Terms of Payment (N) in paragraph 4(i))

如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件 (必須嚴格遵行所有時間限制)，則賣方可根據以下列表送出提前付清樓價現金回贈 (「提前付清樓價現金回贈」) 予買方：

If the Purchaser shall settle the balance of the transaction price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate (“Early Settlement Cash Rebate”) to the Purchaser in the amount according to the table below:-

提前付清樓價現金回贈列表 Early Settlement Cash Rebate Table:

付清成交金額之餘款日期 [^] Date of settlement of the balance of the transaction price [^]	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約日期後120日內 Within 120 days after the date of signing of the PASP	成交金額 9% 9% of the transaction price
簽署臨時合約日期後121 日至180 日內 Within 121 days to 180 days after the date of signing of the PASP	成交金額 8% 8% of the transaction price
簽署臨時合約日期後181 日至240 日內 Within 181 days to 240 days after the date of signing of the PASP	成交金額 7% 7% of the transaction price
簽署臨時合約日期後241 日至360 日內 Within 241 days to 360 days after the date of signing of the PASP	成交金額 5.5% 5.5% of the transaction price

[^] 以賣方代表律師實際收到款項日期計算。

The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors.

詳情以相關交易文件條款作準。

Subject to the terms and conditions of the relevant transaction documents.

(o) 「**迎春接利是\$38,000，現金回贈 "Happy CNY LAI SEE \$38,000" Cash Rebate**

如買方於2024年2月6日至2024年2月29日期間(包括首尾兩日)簽署臨時買賣合約購買任何本價單所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供港幣\$38,000元之「迎春接利是\$38,000」現金回贈(「該回贈」)。賣方會將該回贈直接應用於支付部分成交金額餘款(或以其他賣方不時決定之方式支付該回贈予買方)。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。如有任何爭議，賣方的決定須為最終及對買方具有約束力。該回贈之詳情以相關交易文件條款和條件為準。

If the Purchaser signs the PASP to purchase any residential property listed in this price list from 6 February 2024 to 29 February 2024 (both days inclusive), and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a "Happy CNY LAI SEE \$38,000" Cash Rebate provided by the Vendor in the amount of HK\$38,000 (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. In case of dispute, Vendor's decision shall be final and binding on the Purchaser. Details of the Rebate shall be subject to the terms and conditions of the relevant transaction documents.

(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律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契，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。

If the Purchaser appoints the Vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and 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、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書(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 preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but 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) 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**

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、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，一切有關按揭之費用其他實際支出均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, 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. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(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：

Agents 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)有限公司委任的次代理:

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
Ricaorp 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管商
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
友和地產有限公司
United Properties Limited

晉誠地產代理有限公司
Earnest Property Agency Limited
康城物業有限公司
Lohas Property Ltd
美林物業代理有限公司
L&Lam 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

太陽物業代理有限公司
Sunrise Property Agency Limited
名城地產代理有限公司
Festival Home Property Agency Limited

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網站的網址為：<https://www.kokohills.hk>

The address of the website designated by the Vendor for the Phase is: <https://www.kokohills.hk>