

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	藍塘傲 Alto Residences	期數 (如有) Phase No. (if any)	-- --
發展項目位置 Location of Development	唐賢街29號 No. 29 Tong Yin 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)			605

印製日期 Date of Printing	價單編號 Number of Price List
12 July 2017	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
5 September 2017	6A	-
30 November 2017	6B	-
1 February 2018	6C	-
21 February 2018	6D	-
4 May 2018	6E	✓
14 May 2018	6F	-
28 July 2018	6G	-
29 September 2018	6H	-
13 November 2018	6I	✓
27 November 2018	6J	✓
1 June 2019	6K	✓

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.m. (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. meter (\$ 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. meter (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
第1座 Tower 1	18	A	174.068 (1,874) 露台 Balcony: 5.400 (58) 工作平台 Utility Platform: -	67,613,000 74,960,000	388,429 (36,080) 430,636 (40,000)	-	-	-	25.958 (279)	-	-	103.640 (1,116)	3.047 (33)	-	-
第1座 Tower 1	17	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	36,112,000 39,303,000 37,338,000	326,418 (30,321) 355,262 (33,000) 337,500 (31,350)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	16	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	35,696,000	322,658 (29,971)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	15	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	35,293,000 36,352,000	319,015 (29,633) 328,588 (30,522)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	11	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	34,740,000	314,017 (29,169)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	6	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	32,959,000 34,278,000	297,918 (27,673) 309,841 (28,781)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	5	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	32,677,000	295,369 (27,437)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	3	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	32,550,000 33,852,000	294,221 (27,330) 305,990 (28,423)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	2	A	110.631 (1,191) 露台 Balcony: 3.826 (41) 工作平台 Utility Platform: 1.502 (16)	32,405,000	292,911 (27,208)	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	1	A	105.303 (1,133) 露台 Balcony: - 工作平台 Utility Platform: -	38,391,000	364,577 (33,884)	-	-	-	2.331 (25)	60.884 (655)	-	-	-	-	-
第1座 Tower 1	18	B	63.572 (684) 露台 Balcony: 2.066 (22) 工作平台 Utility Platform: 1.503 (16)	22,190,000	349,053 (32,442)	-	-	-	-	-	-	33.934 (365)	2.768 (30)	-	-

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.m. (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. meter (\$ 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. meter (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		
第1座 Tower 1	17	B	109.441 (1,178)	36,672,000	335,085	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)	38,874,000	(31,131)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)	36,930,000	355,205	-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	16	B	109.441 (1,178)	36,130,000	330,132	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)		(30,671)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)			-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	15	B	109.441 (1,178)	35,590,000	325,198	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)	36,658,000	(30,212)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)		334,957	-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	11	B	109.441 (1,178)	35,037,000	320,145	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)		(29,743)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)			-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	6	B	109.441 (1,178)	33,269,000	303,990	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)	34,600,000	(28,242)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)		316,152	-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	5	B	109.441 (1,178)	32,862,000	300,271	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)		(27,896)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)			-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	3	B	110.506 (1,189)	32,760,000	296,454	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)	34,398,000	(27,553)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)		311,277	-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	2	B	110.506 (1,189)	32,624,000	295,224	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 3.826 (41)		(27,438)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)			-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	1	B	106.680 (1,148)	39,396,000	369,291	-	-	-	5.395	-	-	-	-	-	-		
			露台 Balcony: -		(34,317)	-	-	-	(58)	60.861	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.589 (17)			-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	17	C	58.237 (627)	17,033,000	292,477	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 2.066 (22)	14,989,000	(27,166)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.503 (16)		257,379	-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	15	C	58.237 (627)	16,517,000	283,617	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 2.066 (22)	14,535,000	(26,343)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.503 (16)		249,584	-	-	-	-	-	-	-	-	-	-	-	-
第1座 Tower 1	11	C	58.237 (627)	16,166,000	277,590	-	-	-	-	-	-	-	-	-	-		
			露台 Balcony: 2.066 (22)	14,873,000	(25,783)	-	-	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform: 1.503 (16)		23,721	-	-	-	-	-	-	-	-	-	-	-	-

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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
第2座 Tower 2	18	A	93.604 (1,008) 露台 Balcony: 3.068 (33) 工作平台 Utility Platform: 1.502 (16)	27,482,000	293,599 (27,264)	-	-	-	-	-	-	-	-	-	-
第2座 Tower 2	17	A	93.604 (1,008) 露台 Balcony: 3.068 (33) 工作平台 Utility Platform: 1.502 (16)	27,295,000	291,601 (27,078)	-	-	-	-	-	-	-	-	-	-
第2座 Tower 2	G&1 地下及1	A	128.800 (1,386) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: -	37,553,000	291,561 (27,095)	-	-	-	-	37.091 (399)	-	-	-	-	-
第2座 Tower 2	G&1 地下及1	B	134.781 (1,451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	39,824,000	295,472 (27,446)	-	-	-	-	60.099 (647)	-	-	-	-	-
第3座 Tower 3	19	A	131.149 (1,412) 露台 Balcony: 4.045 (44) 工作平台 Utility Platform: -	51,260,000	390,853 (36,303)	-	-	-	38.977 (420)	-	95.750 (1,031)	3.274 (35)	-	-	-
第3座 Tower 3	18	A	91.527 (985) 露台 Balcony: 3.068 (33) 工作平台 Utility Platform: 1.502 (16)	27,360,000	298,928 (27,777)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	G&1 地下及1	A	131.679 (1,417) 露台 Balcony: 2.011 (22) 工作平台 Utility Platform: 1.546 (17)	37,576,000	285,361 (26,518)	-	-	-	-	58.258 (627)	-	-	-	-	-
第3座 Tower 3	19	B	60.861 (655) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.503 (16)	21,748,000 19,031,000	357,339 312,696 (29,055)	-	-	-	-	-	45.207 (487)	2.770 (30)	-	-	-
第3座 Tower 3	18	B	93.430 (1,006) 露台 Balcony: 3.068 (33) 工作平台 Utility Platform: 1.501 (16)	27,944,000	299,090 (27,777)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	17	B	93.430 (1,006) 露台 Balcony: 3.068 (33) 工作平台 Utility Platform: 1.501 (16)	27,756,000	297,078 (27,590)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	16	B	93.430 (1,006) 露台 Balcony: 3.068 (33) 工作平台 Utility Platform: 1.501 (16)	27,568,000	295,066 (27,404)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	15	B	93.430 (1,006) 露台 Balcony: 3.068 (33) 工作平台 Utility Platform: 1.501 (16)	27,380,000	293,054 (27,217)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	G&1 地下及1	B	132.390 (1,425) 露台 Balcony: 2.031 (22) 工作平台 Utility Platform: 1.546 (17)	38,680,000	292,167 (27,144)	-	-	-	-	56.785 (611)	-	-	-	-	-
第5座 Tower 5	15&16	C	68.675 (739) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	18,887,000	275,020 (25,558)	-	-	-	-	-	15.714 (169)	3.276 (35)	-	-	-

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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
第5座 Tower 5	16	D	65.605 (706) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.637 (18)	19,422,000	296,045 (27,510)	-	-	-	-	-	46.004 (495)	2.770 (30)	-	-	
第5座 Tower 5	G&1 地下及1	J	106.271 (1,144) 露台 Balcony: - 工作平台 Utility Platform: 1.500 (16)	24,794,000	233,309 (21,673)	-	-	-	38.072 (410)	-	-	-	-	-	
第7座 Tower 7	16	A	60.978 (656) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.504 (16)	18,853,000	309,177 (28,739)	-	-	-	-	-	64.310 (692)	3.085 (33)	-	-	
第7座 Tower 7	15&16	B	67.070 (722) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	20,237,000 17,709,000	301,730 (28,029) 264,038 (24,528)	-	-	-	-	-	14.918 (161)	2.975 (32)	-	-	
第7座 Tower 7	15&16	C	74.790 (805) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	21,884,000 19,150,000	292,606 (27,185) 256,050 (23,789)	-	-	-	-	-	13.725 (148)	2.975 (32)	-	-	
第7座 Tower 7	16	G	38.759 (417) 露台 Balcony: 2.074 (22) 工作平台 Utility Platform: 1.500 (16)	9,898,000 9,007,000	255,373 (23,736) 232,385 (21,600)	-	-	-	-	-	-	-	-	-	
第7座 Tower 7	15	G	41.234 (444) 露台 Balcony: 2.074 (22) 工作平台 Utility Platform: 1.500 (16)	9,546,000	231,508 (21,500)	-	-	-	-	-	-	-	-	-	
第7座 Tower 7	8	G	41.234 (444) 露台 Balcony: 2.074 (22) 工作平台 Utility Platform: 1.500 (16)	8,810,000	213,659 (19,842)	-	-	-	-	-	-	-	-	-	
第7座 Tower 7	7	G	41.234 (444) 露台 Balcony: 2.074 (22) 工作平台 Utility Platform: 1.500 (16)	8,656,000	209,924 (19,495)	-	-	-	-	-	-	-	-	-	
第8座 Tower 8	16	A	58.448 (629) 露台 Balcony: 2.010 (22) 工作平台 Utility Platform: 1.511 (16)	17,308,000	296,126 (27,517)	-	-	-	-	-	-	-	-	-	
第8座 Tower 8	15	A	58.438 (629) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.511 (16)	16,800,000	287,484 (26,709)	-	-	-	-	-	-	-	-	-	
第8座 Tower 8	15&16	B	73.634 (793) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,448,000 19,644,000	304,859 (28,308) 266,779 (24,772)	-	-	-	-	-	43.553 (469)	2.975 (32)	-	-	

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第8座 Tower 8	5	B	38.385 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,335,000	217,142 (20,182)	-	-	-	-	-	-	-	-	-	-
第8座 Tower 8	16	C	64.885 (698) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	23,353,000 21,485,000	359,914 (33,457) 331,124 (30,781)	-	-	-	-	-	66.501 (716)	2.788 (30)	-	-	
第8座 Tower 8	5	C	62.314 (671) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	16,384,000 14,418,000	262,926 (24,417) 231,377 (21,487)	-	-	-	6.393 69.0	-	-	-	-	-	
第8座 Tower 8	16	F	34.987 (377) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,210,000	234,659 (21,777)	-	-	-	-	-	-	-	-	-	
第8座 Tower 8	6	F	37.669 (405) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,891,000	209,483 (19,484)	-	-	-	-	-	-	-	-	-	
第8座 Tower 8	5	F	36.169 (389) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	7,937,000	219,442 (20,404)	-	-	-	4.399 (47)	-	-	-	-	-	
第8座 Tower 8	16	G	58.873 (634) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.503 (16)	17,797,000 15,306,000	302,295 (28,071) 259,983 (24,142)	-	-	-	-	-	61.9 (666)	3.2 (34)	-	-	
第8座 Tower 8	6	G	56.143 (604) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.503 (16)	11,841,000	210,908 (19,604)	-	-	-	-	-	-	-	-	-	
第8座 Tower 8	5	G	56.143 (604) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.503 (16)	11,630,000	207,150 (19,255)	-	-	-	-	-	-	-	-	-	
洋房23號 House 23			206.424 (2222) 露台 Balcony: - 工作平台 Utility Platform: -	76,841,000	372,248 (34,582)	-	-	-	3.772 (41)	47.381 (510)	12.500 (135)	62.550 (673)	12.094 (130)	-	-
洋房25號 House 25			208.490 (2244) 露台 Balcony: - 工作平台 Utility Platform: -	75,016,000	359,806 (33,430)	-	-	-	3.772 (41)	47.366 (510)	12.500 (135)	62.550 (673)	12.094 (130)	-	-
洋房26號 House 26			208.490 (2244) 露台 Balcony: - 工作平台 Utility Platform: -	73,722,000	353,600 (32,853)	-	-	-	3.772 (41)	47.328 (509)	12.500 (135)	62.550 (673)	12.094 (130)	-	-

- (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) 該臨時買賣合約即告終止; (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 for sale and purchase 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：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向上捨入方式算至百位數作為樓價，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: “Price” means the price of the residential property set out in Part 2 of this price list, and “purchase 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 discount(s) (if any) on the Price will be rounded up to the nearest hundred to determine the purchase price. The Purchaser(s) 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樓價 5% 之金額作為臨時訂金，其中港幣\$100,000 之部份臨時訂金必須以銀行本票支付，本票抬頭請寫「姚黎李律師行」。臨時訂金的餘款可以支票支付，支票抬頭請填寫臨時買賣合約內所列明之指定律師。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order. The cashier order(s) should be made payable to "IU LAI & LI SOLICITORS & NOTARIES - ALTO RESIDENCES". The balance of the preliminary deposit may be paid by cheque(s). The cheque(s) should be made payable to the designated solicitors as stated in the preliminary agreement for sale and purchase.

(A1) 現金優惠付款計劃 (照售價減 7%) (不適用於第 1 座 18 樓 A 單位)

Cash Payment (7% discount on the Price) (Not applicable to Unit A on the 18th Floor of Tower 1)

1. 相等於樓價 5% 之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5% 之加付訂金須於買方簽署正式買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the agreement for sale and purchase ("ASP").
3. 樓價 90% 即樓價餘款須於買方簽署臨時買賣合約後 180 天內付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.

(A2) 1080 優先入住付款計劃 (照售價)

1080 Priority Stay Payment Plan (the Price)

1. 相等於樓價 5% 之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5% 之加付訂金須於買方簽署臨時買賣合約後 30 天內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90% 即樓價餘款須於買方簽署臨時買賣合約後 1080 天內付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 1080 days after signing of the PASP.

如買方無須向賣方指定財務公司申請備用第一按揭貸款而提前於買賣合約訂明的付款限期日之前付清樓價，可獲賣方根據以下列表計算的「提前付清樓價現金回贈」。「提前付清樓價現金回贈」可直接用於支付部份樓價餘額。

Where the Purchaser pays and settles the balance of the purchase price without applying for a standby first mortgage loan payment through the Vendor's designated finance company, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below. "Early Settlement Cash Rebate" can be applied as part payment of the balance of the purchase price directly.

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

付清樓價餘款日* Date of Settlement of the balance of the Purchase Price*	提前付清樓價現金回贈金額 Early Settlement Cash Rebate Amount
臨時買賣合約日期後 180 日內 Within 180 days after the date of the preliminary agreement for sale and purchase	樓價 5% 5% of Purchase Price
臨時買賣合約日期後 360 日內 Within 360 days after the date of the preliminary agreement for sale and purchase	樓價 4% 4% of Purchase Price
臨時買賣合約日期後 540 日內 Within 540 days after the date of the preliminary agreement for sale and purchase	樓價 2% 2% of Purchase 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 the Vendor's solicitors.

(B1) 現金優惠付款計劃 (照售價減 3%) (只適用於第 1 座 18 樓 A 單位)
Cash Payment (3% discount on the Price) (Only applicable to Unit A on the 18th Floor of Tower 1)

- 相等於樓價 5% 之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase ("PASP").
The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
- 相等於樓價 5% 之加付訂金須於買方簽署正式買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the agreement for sale and purchase ("ASP").
- 樓價 90% 即樓價餘款須於買方簽署臨時買賣合約後 180 天內付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the Price is available

- 請參閱上述 4(i) 段。
Please refer to paragraph 4(i) above.
- 「從價印花稅」津貼優惠 (不適用於第 1 座 18 樓 A 單位)
Subsidy of "Ad Valorem Stamp Duty" Benefit (Not applicable to Unit A on the 18th Floor of Tower 1)
買方購買本價單中所列售價為港幣\$4,000,001 至\$6,000,000 之單位可獲額外 3.00% 售價折扣作為「從價印花稅」津貼優惠 (不論適用之計算印花稅率之多少)。
買方購買本價單中所列售價為港幣\$6,000,001 至\$20,000,000 之單位可獲額外 3.75% 售價折扣作為「從價印花稅」津貼優惠 (不論適用之計算印花稅率之多

少)。買方購買本價單中所列售價為港幣\$20,000,001 或以上之單位可獲額外 4.25% 售價折扣作為「從價印花稅」津貼優惠 (不論適用之計算印花稅率之多少) 。 An extra 3.00% discount on the Price would be offered for purchase of residential property at a Price from HK\$4,000,001 to HK\$6,000,000 as set out in this price list as a benefit for the subsidy of “Ad Valorem Stamp Duty” (regardless of the rate of the stamp duty applicable). An extra 3.75% discount on the Price would be offered for purchase of residential property at a Price from HK \$6,000,001 to HK \$20,000,000 as set out in this price list as a benefit for the subsidy of “Ad Valorem Stamp Duty” (regardless of the rate of the stamp duty applicable). An extra 4.25% discount on the Price would be offered for purchase of residential property at a Price of or above HK\$20,000,001 as set out in this price list as a benefit for the subsidy of “Ad Valorem Stamp Duty” (regardless of the rate of the stamp duty applicable).

(iii) 可就購買發展項目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

1. 備用一按按揭貸款

(僅適用於買方為個人或香港成立之有限公司)

Standby first mortgage loan

(Applicable to Purchaser(s) who is/are individual(s) or limited company(ies) incorporated in Hong Kong)

買方可向由賣方指定財務公司「卓剛財務有限公司」(「承按人」)申請備用一按按揭貸款，申請受以下基本條款及條件規限：

The Purchaser(s) can apply for a Standby first mortgage loan through the Vendor's designated finance company, "Strongly Finance Limited" ("Mortgagee"), and the key terms and conditions are as follows:

i) 買方必須於付清樓價餘額之日前最少 60 日以書面向指定財務公司申請備用第一按揭貸款。

The Purchaser shall make a written application to the designated financing company for a Standby First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price.

ii) (a) 一按按揭貸款最高金額不可超過樓價的 80%。(不適用於洋房 23 號，洋房 25 號，洋房 26 號)

The maximum amount of the first mortgage loan shall not exceed 80% of the purchase price. (Not applicable to House no.23, House no.25, House no.26 & Unit A on the 18th Floor of Tower 1)

(b) 一按按揭貸款最高金額不可超過樓價的 60%。(只適用於洋房 23 號，洋房 25 號，洋房 26 號)

The maximum amount of the first mortgage loan shall not exceed 60% of the purchase price. (Only applicable to House no.23, House no.25, House no.26)

iii) 一按按揭貸款年期最長不可超過 30 年。(借款人的年齡與供款年期總和的上限為 70 年，而貸款年期仍不可超過 30 年。借款人應向賣方指定財務公司作出查詢，而所有一按按揭貸款條款皆以賣方指定財務公司決定為準。)

The tenor of the first mortgage loan shall not exceed 30 years. (The maximum sum of the age of the borrower and the loan tenor limits to 70 years and the loan tenor shall not exceed 30 years. The borrower is advised to enquire with the Vendor's designated finance company and all the terms of the first mortgage loan are subject to the final decision of the Vendor's designated finance company.)

iv) 買方於提款日起息分期供款，首 36 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減 2.25%p.a. (P-2.25% p.a.)，其後之按揭利率為港元最優惠利率(P)。一按貸款額、年期及利率以承按人最終審批決定為準。賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

Purchaser(s) will have to pay monthly instalments and interest will be accrued starting from the day of drawdown. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.25% p.a. (P-

2.25% p.a.), thereafter at Hong Kong Dollar Best Lending Rate (P). First mortgage loan amount, tenor and interest rate shall be subject to final approval by the Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- v) 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證明每月還款(即一按按揭貸款還款及二按按揭貸款還款及其他借貸的總還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser(s) and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to, providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage loan, any second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser(s) and his/her guarantor(s) (if any).
- vi) 買方申請按揭貸款時, 須支付行政費用, 金額相等於一按按揭貸款總額之 0.25%。若有關申請按揭未被批准, 所有支付之行政費用將全數免息歸還。
An administration fee will be payable by the Purchaser(s) in the amount which is equivalent to 0.25% of the first mortgage loan amount when the Purchaser(s) apply for first mortgage loan. The administration fee will be fully refunded without interest if the application is not approved.
- vii) 買方於決定選用此付款辦法前, 敬請先向承按人查詢清楚一按按揭貸款之條款、批核條件及手續。以上所有優惠均受承按人最後批出有關按揭安排之條款所規限。
The Purchaser(s) is/are advised to enquire with the Mortgagee on details of terms, conditions for approval and application procedures of the first mortgage loan before selecting this payment term. All the above offers are subject to final terms and conditions as approved by the Mortgagee.
- viii) 所有一按按揭之法律文件必須由承按人指定之律師行辦理, 買方須支付所有相關之律師費及雜費。
All legal documents of the first mortgage loan shall be prepared by the solicitors designated by the Mortgagee and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).
- ix) 買方可於任何時候償還全部貸款並獲豁免提早還款罰息及行政費用, 但須於預先給予承按人一個月書面通知。
The Purchaser(s) may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in written without levy of early repayment penalty and administration fee.
- x) 承按人保留決定批核一按按揭貸款之權利。一按按揭貸款批出與否, 承按人擁有最終決定權, 與卓剛有限公司無關, 且於任何情況下兩者皆無須為此負責。不論一按按揭貸款批出與否, 買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。
The Mortgagee reserves the right to decide whether or not to approve the first mortgage loan. The approval or disapproval of the first mortgage loan is subject to the final decision of the Mortgagee and not related to the Strongly Limited (both of which shall under no circumstances be responsible therefor). The Purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the first mortgage loan is approved or not.

2. 停車位優惠

Offer of Car Parking Space(s)

- i) 購買列於以下表 1 內的住宅物業之買方, 可優先認購一個停車位。
The Purchaser of a residential property set out in Table 1 below has a priority to purchase one car parking space.

表 1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	1,2,3,5,6,11,15,16,17,18	A
第 1 座 Tower 1	1,2,3,5,6,11,15,16,17,18	B
第 2 座 Tower 2	地下及 1 樓(複式) G/F & 1/F (Duplex)	A
第 2 座 Tower 2	17,18	A
第 2 座 Tower 2	地下及 1 樓(複式) G/F & 1/F (Duplex)	B
第 3 座 Tower 3	地下及 1 樓(複式) G/F & 1/F (Duplex)	A
第 3 座 Tower 3	18,19	A
第 3 座 Tower 3	地下及 1 樓(複式) G/F & 1/F (Duplex)	B
第 3 座 Tower 3	15,16,17,18,19	B
第 5 座 Tower 5	15 及 16 樓(複式) 15/F & 16/F (Duplex)	C
第 5 座 Tower 5	16	D
第 5 座 Tower 5	地下及 1 樓(複式) G/F & 1/F (Duplex)	J
第 7 座 Tower 7	16	A
第 7 座 Tower 7	15 及 16 樓(複式) 15/F & 16/F (Duplex)	B
第 7 座 Tower 7	15 及 16 樓(複式) 15/F & 16/F (Duplex)	C
第 8 座 Tower 8	15 及 16 樓(複式) 15/F & 16/F (Duplex)	B
第 8 座 Tower 8	16	C
第 8 座 Tower 8	16	G
	洋房 23 號 House no.23	
	洋房 25 號 House no.25	
	洋房 26 號 House no.26	

- ii) 購買上述表 1 內的任何住宅物業之買方須根據賣方日後公佈的停車位之銷售安排所規定的時限、條款及方法認購停車位，否則其優先認購停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of any of the residential properties stated in Table 1 above shall purchase the car parking space(s) in accordance with the time limit, terms and manner as prescribed by the sales arrangements of the car parking spaces to be announced by the Vendor. Otherwise, the priority to purchase the car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

- iii) 停車位的售價及銷售安排詳情(包括但不限於揀選停車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。

The price and sales arrangements details (including but not limited to the sequence for the selection of the car parking spaces) of car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

3. 「優先入住」優惠 (只適用於選擇第(4)(i)段的支付條款(A2))

Early Occupation Benefit (Only applicable to the Purchaser who has selected Terms of Payment (A2) in paragraph 4(i))

買方必須簽署在成交前佔用所購住宅物業之許可協議 (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(s) must enter into a Licence Agreement for the pre-completion occupation of the residential property purchased (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto), the principal terms of which are as follows:

1. 買方須不少於 30 天前以書面通知賣方申請准許佔用住宅物業。
The Purchaser shall give not less than 30 days' prior written notice to the Vendor to apply for the licence of the residential property.
2. 買方須已向賣方支付樓價之 10%。
The Purchaser shall have already paid 10% of the purchase price.
3. 許可佔用期由賣方指定之日期至成交日期為止，或如成交較早發生，至成交發生日期為止；
The licence period shall commence from the day designated by the Vendor until the Completion Date, or if completion takes place earlier, until the date on which completion takes place;
4. 許可受其他條款及細則約束。
The licence is subject to other terms and conditions.
5. 提前入住優惠的權利或利益僅對買方有效，而且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等權利或利益。
the rights or benefits of the Early Move-in Offer are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.
6. 許可佔用期之許可費用金額為所購住宅物業之樓價 10%，分 10 期繳付 (即每期金額為所購住宅物業之樓價 1%)，第一期於簽署臨時合約日期後第 90 天支付，之後每 90 日繳付一期。許可費按金為 HK\$30,000；
The licence fee during the licence period equals to 10% of the purchase price of the residential property purchased, payable in ten instalments (i.e. each instalment equals to 1% of the purchase price of the residential property purchased), the first instalment being payable on the 90th day after the date of signing of the PASP, and a subsequent instalment shall be payable every 90 days thereafter. The licence fee deposit is in the amount of HK\$30,000;
7. 買方必須負責繳付許可協議之印花稅裁定費及印花稅 (如有)、準備和簽署許可協議所需之所有律師費及於許可佔用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 Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement and the management fees, government rates and rents, utilities charges, utilities deposits and all other

outgoings, etc. of the residential property during the licence period

8. 買方已同意指定住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期於許可期首天起計 6 個月後完結。
the Purchaser has agreed that the defects liability warranty period for the designated residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase shall expire after 6 months from the first date of the licence period.

賣方確認，若買方已選擇獲取該優惠，如：(i) 住宅物業的成交金額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) 已依照正式合約完成住宅物業的買賣；(iii) 於住宅物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清及 (iv) 許可協議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該住宅物業許可佔用期中已支付之許可費用的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) the Purchase Price of the residential property has been fully settled according to the date(s) stipulated in the ASP concerned (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors); (ii) the sale and purchase of the residential property has been completed pursuant to the ASP; (iii) each instalment of the licence fee has been fully paid according to the respective dates stipulated in the Licence Agreement during the licence period of the residential property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects, the Vendor will apply the total sum of the licence fee paid during the licence period of the residential property towards settlement of part of the balance of Purchase Price upon completion of the sale and purchase of the residential property.

賣方保留絕對權利拒絕買方提出的優先入住優惠申請。

The Vendor reserves the absolute right to reject the application by the Purchaser for the Early Occupation Benefit.

(iv) **誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅**

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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契，賣方同意為買方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為買方之代表律師處理其買賣合約、按揭契及/或轉讓契，買賣雙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。

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)、登記費及其他支出費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of any of agreement for sale and purchase, mortgage and/or assignment, the Vendor and the Purchaser shall each pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

All stamp duty (including without limitation any stamp duty on, if any, nomination or sub-sale agreement, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

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

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

製作、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出

的任何法定聲明的費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion 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 property purchased, all plan fees for plans to be annexed to agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the property purchased, the cost of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (scale 1) of ad valorem stamp duty, 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 agent 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
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
云房網絡(香港)代理有限公司	Qfang Network (Hongkong) Agency Limited
世紀 21 集團有限公司	Century 21 Group Limited
仲量聯行有限公司	Jones Lang LaSalle Limited
第一太平戴維斯住宅代理有限公司	Savills Realty Limited
金匯地產有限公司	Gamway Property Agency Limited
理想家居地產代理有限公司	Ideal Home Property Agency Limited
香港蘇富比國際物業顧問	Hong Kong Sotheby's International Realty
麗新地產代理有限公司	Lai Sun Real Estate Agency Limited

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：

The address of the website designated by the Vendor for the development is:

<http://www.altoresidences.com.hk>