

# 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	Larchwood	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	洋松街62號* 62 Larch 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)	187		

印製日期 Date of Printing	價單編號 Number of Price List
24 August 2022	1

## 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
9 September 2022	1A	--

\* 此臨時門牌號數有待發展項目建成時確認。  
The provisional street number is subject to confirmation when the Development is completed.  
Larchwood

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
Larchwood	21	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,526,000	293,032 (27,222)	--	--	--	--	--	--	--	--	--	--
Larchwood	20	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,431,000	287,994 (26,754)	--	--	--	--	--	--	--	--	--	--
Larchwood	20	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,573,000	290,533 (27,053)	--	--	--	--	--	--	--	--	--	--
Larchwood	19	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,371,000	284,813 (26,458)	--	--	--	--	--	--	--	--	--	--
Larchwood	19	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,484,000	285,893 (26,621)	--	--	--	--	--	--	--	--	--	--
Larchwood	18	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,312,000	281,684 (26,167)	--	--	--	--	--	--	--	--	--	--
Larchwood	18	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,394,000	281,201 (26,184)	--	--	--	--	--	--	--	--	--	--
Larchwood	18	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,955,000	289,057 (26,853)	--	--	--	--	--	--	--	--	--	--
Larchwood	17	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,252,000	278,502 (25,872)	--	--	--	--	--	--	--	--	--	--

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
Larchwood	17	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,306,000	276,613 (25,757)	--	--	--	--	--	--	--	--	--	--
Larchwood	17	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,765,000	281,160 (26,120)	--	--	--	--	--	--	--	--	--	--
Larchwood	16	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,192,000	275,321 (25,576)	--	--	--	--	--	--	--	--	--	--
Larchwood	16	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,216,000	271,922 (25,320)	--	--	--	--	--	--	--	--	--	--
Larchwood	16	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,574,000	273,222 (25,382)	--	--	--	--	--	--	--	--	--	--
Larchwood	15	B	19,513 (210) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,573,000	285,604 (26,538)	--	--	--	--	--	--	--	--	--	--
Larchwood	15	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,133,000	272,192 (25,286)	--	--	--	--	--	--	--	--	--	--
Larchwood	15	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,127,000	267,282 (24,888)	--	--	--	--	--	--	--	--	--	--
Larchwood	15	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,384,000	265,326 (24,649)	--	--	--	--	--	--	--	--	--	--

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
Larchwood	12	B	19,513 (210) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,514,000	282,581 (26,257)	--	--	--	--	--	--	--	--	--	--
Larchwood	12	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,073,000	269,010 (24,990)	--	--	--	--	--	--	--	--	--	--
Larchwood	12	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,038,000	262,642 (24,456)	--	--	--	--	--	--	--	--	--	--
Larchwood	12	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,288,000	261,336 (24,278)	--	--	--	--	--	--	--	--	--	--
Larchwood	11	B	19,513 (210) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,454,000	279,506 (25,971)	--	--	--	--	--	--	--	--	--	--
Larchwood	11	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,014,000	265,882 (24,700)	--	--	--	--	--	--	--	--	--	--
Larchwood	11	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,948,000	257,950 (24,019)	--	--	--	--	--	--	--	--	--	--
Larchwood	11	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,193,000	257,387 (23,911)	--	--	--	--	--	--	--	--	--	--
Larchwood	10	B	19,513 (210) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,394,000	276,431 (25,686)	--	--	--	--	--	--	--	--	--	--

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
Larchwood	10	D	18.858 (203) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	4,954,000	262,700 (24,404)	--	--	--	--	--	--	--	--	--	--
Larchwood	10	G	19.182 (206) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	4,859,000	253,310 (23,587)	--	--	--	--	--	--	--	--	--	--
Larchwood	10	J	24.061 (259) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,098,000	253,439 (23,544)	--	--	--	--	--	--	--	--	--	--
Larchwood	9	B	19.513 (210) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	5,335,000	273,407 (25,405)	--	--	--	--	--	--	--	--	--	--
Larchwood	9	D	18.858 (203) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	4,894,000	259,519 (24,108)	--	--	--	--	--	--	--	--	--	--
Larchwood	9	G	19.182 (206) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	4,769,000	248,618 (23,150)	--	--	--	--	--	--	--	--	--	--
Larchwood	9	J	24.061 (259) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,002,000	249,449 (23,174)	--	--	--	--	--	--	--	--	--	--
Larchwood	8	B	19.513 (210) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	5,275,000	270,333 (25,119)	--	--	--	--	--	--	--	--	--	--
Larchwood	8	D	18.858 (203) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (--)	4,835,000	256,390 (23,818)	--	--	--	--	--	--	--	--	--	--

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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
Larchwood	8	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,680,000	243,979 (22,718)	--	--	--	--	--	--	--	--	--	--
Larchwood	8	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	5,907,000	245,501 (22,807)	--	--	--	--	--	--	--	--	--	--
Larchwood	7	B	19,513 (210) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,216,000	267,309 (24,838)	--	--	--	--	--	--	--	--	--	--
Larchwood	7	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,775,000	253,208 (23,522)	--	--	--	--	--	--	--	--	--	--
Larchwood	7	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,621,000	240,903 (22,432)	--	--	--	--	--	--	--	--	--	--
Larchwood	7	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	5,812,000	241,553 (22,440)	--	--	--	--	--	--	--	--	--	--
Larchwood	6	B	19,513 (210) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,156,000	264,234 (24,552)	--	--	--	--	--	--	--	--	--	--
Larchwood	6	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,716,000	250,080 (23,232)	--	--	--	--	--	--	--	--	--	--
Larchwood	6	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,561,000	237,775 (22,141)	--	--	--	--	--	--	--	--	--	--

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
Larchwood	6	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	5,716,000	237,563 (22,069)	--	--	--	--	--	--	--	--	--	--
Larchwood	5	B	19,513 (210) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,096,000	261,159 (24,267)	--	--	--	--	--	--	--	--	--	--
Larchwood	5	D	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,631,000	245,572 (22,813)	--	--	--	--	--	--	--	--	--	--
Larchwood	5	G	19,182 (206) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,509,000	235,064 (21,888)	--	--	--	--	--	--	--	--	--	--
Larchwood	5	J	24,061 (259) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	5,621,000	233,615 (21,703)	--	--	--	--	--	--	--	--	--	--

### 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（『臨時合約』）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 ("PASP") 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 PASP, 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 PASP- (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：於本第4節內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時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千位數作為成交金額。

Note: In this section 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 PASP. The Transaction Price is obtained by applying the relevant terms of payment and/or applicable discounts on the Price and rounded to the nearest thousand.

4(i). 支付條款 Terms of Payment

買方於簽署臨時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\$80,000 之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「的近律師行」或“Deacons”。

Upon signing the PASP, a preliminary deposit equivalent to 5% of the Transaction Price shall be paid by the Purchaser. Part of the preliminary deposit in the sum of HK\$80,000 must be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to " Deacons " or 「的近律師行」.

A. 120 天現金付款計劃 (照售價減 11%) 120 Days Cash Payment Plan (11% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 成交金額餘額(即成交金額 95%)於買方簽署臨時合約後 120 天內繳付，或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付，以較早者為準。

The balance of the Transaction Price (95% of the Transaction Price) shall be paid within 120 days after the date of the signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.

B. 建築期付款計劃 (照售價減 8%) Stage Payment Plan (8% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 270 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 270 days after the date of the signing of the PASP.

- (3) 成交金額餘額(即成交金額 90%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

C. 120 天現金輕鬆付款計劃 (照售價減 8%) 120 Days Cash Relax Payment Plan (8% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 成交金額餘額(即成交金額 95%)於買方簽署臨時合約後 120 天內繳付，或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付，以較早者為準。

The balance of the Transaction Price (95% of the Transaction Price) shall be paid within 120 days after the date of the signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.

D. 建築期輕鬆付款計劃 (照售價減 5%) Stage Relax Payment Plan (5% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 270 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 270 days after the date of the signing of the PASP.

- (3) 成交金額餘額(即成交金額 90%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

E. 「置優惠」建築期付款計劃 (照售價減 11%) “Special Offer” Stage Payment Plan (11% discount on the Price)

(只適用於 5 樓 B 單位、8 樓 B 單位及 10 樓 B 單位之買方)

Only applicable to the Purchaser who chooses to purchase Unit B on 5<sup>th</sup> Floor, Unit B on 8<sup>th</sup> Floor and Unit B on 10<sup>th</sup> Floor)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 270 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 270 days after the date of the signing of the PASP.

- (3) 成交金額餘額(即成交金額 90%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

F. 「置優惠」建築期輕鬆付款計劃 (照售價減 8%) “Special Offer” Stage Relax Payment Plan (8% discount on the Price)

(只適用於 5 樓 B 單位、8 樓 B 單位及 10 樓 B 單位之買方)

Only applicable to the Purchaser who chooses to purchase Unit B on 5<sup>th</sup> Floor, Unit B on 8<sup>th</sup> Floor and Unit B on 10<sup>th</sup> Floor)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 270 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 270 days after the date of the signing of the PASP.

- (3) 成交金額餘額(即成交金額 90%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

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

1. 支付條款折扣 Terms of Payment Discount

請參閱(4)(i)。

Please refer to (4)(i).

2. 「宏地薈」會員折扣 “WO Club” Members Discount

如買方為宏地薈會員(即在簽署臨時合約當日或之前，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)為宏地薈會員)，買方可獲 1%售價折扣優惠。

If the Purchaser is a WO Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a WO Club member on or before the date of signing of the PASP), the Purchaser will be offered 1% discount on the Price.

3. 「空間增值」優惠 “Space PLUS” Benefit

買方可獲 1%售價折扣作為「空間增值」優惠。

1% discount on the Price would be offered to the Purchaser as the “Space PLUS” Benefit.

4. 「油旺活化」優惠 “Energizing Mong Kok” Benefit

凡於 2022 年 9 月 30 日或之前簽署臨時合約，買方可獲 1%售價折扣優惠。

1% discount on the Price would be offered to the Purchaser who signs the PASP on or before 30<sup>th</sup> September 2022.

5. 「都會之森 和木而居」優惠 "Harmony in the woods" Benefit

買方可獲 1%售價折扣作為「都會之森 和木而居」優惠。

1% discount on the Price would be offered to the Purchaser as the "Harmony in the woods" Benefit.

6. 傢俬現金津貼折扣 Furniture Cash Subsidy Discount

(只適用於選購本價單所列之 B 單位、D 單位及 G 單位之買方)

Only applicable to the Purchaser who chooses to purchase Unit B, Unit D and Unit G listed in this price list.)

(a) 如買方於簽署臨時合約時選擇傢俬現金津貼折扣，買方可獲港幣\$28,000 售價折扣優惠。

If the Purchaser chooses the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser will be offered HK\$28,000 discount on the Price.

(b) 如買方於簽署臨時合約時不選擇傢俬現金津貼折扣，則買方可享有第(4)(iii)2段所述之傢俬禮券優惠。為免疑問，就購買每個住宅物業，買方只可享有傢俬現金津貼折扣或第(4)(iii)2段所述之傢俬禮券優惠的其中一項。

If the Purchaser does not choose the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser is entitled to the Furniture Voucher Benefit set out in paragraph (4)(iii)2. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount or the Furniture Voucher Benefit as set out in paragraph (4)(iii)2.

7. 升級傢俬現金津貼折扣 Furniture Cash Subsidy Discount Plus

(只適用於選購本價單所列之 J 單位之買方)

Only applicable to the Purchaser who chooses to purchase Unit J listed in this price list.)

(a) 如買方於簽署臨時合約時選擇升級傢俬現金津貼折扣，買方可獲港幣\$58,000 售價折扣優惠。

If the Purchaser chooses the Furniture Cash Subsidy Discount Plus upon the signing of PASP, the Purchaser will be offered a HK\$58,000 discount on the Price.

(b) 如買方於簽署臨時合約時不選擇升級傢俬現金津貼折扣，則買方可享有第(4)(iii)3段所述之升級傢俬禮券優惠。為免疑問，就購買每個住宅物業，買方只可享有升級傢俬現金津貼折扣或第(4)(iii)3段所述之升級傢俬禮券優惠的其中一項。

If the Purchaser does not choose the Furniture Cash Subsidy Discount Plus upon the signing of PASP, the Purchaser is entitled to the Furniture Voucher Benefit Plus set out in paragraph (4)(iii)3. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount Plus or the Furniture Voucher Benefit Plus as set out in paragraph (4)(iii)3.

4(iii). 可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

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. 提前付清餘額現金回贈優惠 Early Settlement Cash Rebate Benefit

(只適用於選擇第 4(i)段中支付條款 B 或 D 之買方 Only applicable to the Purchasers who have selected Terms of Payment B or D in paragraph 4(i))

(a) 如買方提前於買賣合約訂明的付款限期日之前付清成交金額餘額，可獲賣方根據以下列表格計算的「提前付清餘額現金回贈」(「現金回贈」):

Where the Purchaser settles the balance of the Transaction Price earlier than the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" ( "Cash Rebate" ) payable by the Vendor in the amount and manner as set out in the table below :

現金回贈金額如下:

The amount of the Cash Rebate is as follows:

付清成交金額餘額日期 Date of settlement of the Transaction Price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 180 日內 Within 180 days after the signing of the PASP	成交金額 2.5% 2.5% of the Transaction Price

(b) 買方須於提前付清樓價餘款日前最少 30 日，以書面通知賣方向賣方申請「現金回贈」，賣方於收到申請並確認有關資料無誤後，「現金回贈」將直接用作支付買方應繳付之部份樓價餘款。

The Purchaser shall apply to the Vendor in writing for the "Cash Rebate" at least 30 days before the date on which the whole balance of the Transaction Price is to be early paid. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Cash Rebate" as part payment of the balance of the Transaction Price payable by the Purchaser directly.

(c) 該現金回贈不能轉讓及轉移，及只能由買方本人行使及享用。

The Cash Rebate is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

(d) 該現金回贈受其他條款及細則約束。

The Cash Rebate is subject to other terms and conditions.

2. 傢俬禮券優惠 Furniture Voucher Benefit

(只適用於選購本價單所列之 B 單位、D 單位及 G 單位之買方)

Only applicable to the Purchaser who chooses to purchase Unit B, Unit D and Unit G listed in this price list.)

- (a) 傢俬禮券優惠(『該優惠』)由指定傢俬公司提供。

The Furniture Voucher Benefit (the “Benefit”) is provided by the designated furniture company.

- (b) 買方於簽署臨時合約時，可免費獲贈由指定傢俬公司提供價值為港幣\$28,000之傢俬禮券一張 (『該禮券』)。

Upon the signing of the PASP, the Purchaser will receive a HK\$28,000 furniture voucher (the “Voucher”) provided by the designated furniture company free of charge.

- (c) 買方須於簽署臨時合約後的7個工作日內兌換該禮券並與指定傢俬公司簽訂有關提供適用於指明住宅物業的指明傢俬(『該傢俬』)之合約。

The Purchaser shall redeem the Voucher within 7 working days after signing of the PASP and enter into a contract with the designated furniture company regarding the provision of specified furniture applicable to the specified residential property (the "Furniture").

- (d) 有關該傢俬的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬公司查詢。

For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company.

- (e) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷該優惠及/或向買方尋求退回該優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

- (f) 為免生疑問，買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業之買賣，不管：

For the avoidance of doubt, the Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

- (1) 就該優惠有否引起任何爭議；及  
there is any dispute arising from the Benefit; and

- (2) 該指定傢俬公司交付予買方的所有或任何該傢俬是否與該優惠之條款一致。  
all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

- (g) 賣方、其所有控股公司或其代表不會就該優惠及該傢俬提供保養或作出任何保證或陳述，更不會就該傢俬狀況、狀態、品質、性能或任何該傢俬是否或會否在可運作狀態作出任何保證及陳述。

如買方對該傢俬有任何異議或質詢，應直接聯絡該指定傢俬公司。

The Vendor, all its holding company(ies) or any person(s) on its behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture company directly.

- (h) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

### 3. 升級傢俬禮券優惠 Furniture Voucher Benefit Plus

(只適用於選購本價單所列之 J 單位之買方

Only applicable to the Purchaser who chooses to purchase Unit J listed in this price list.)

- (a) 升級傢俬禮券優惠(『該優惠』)由指定傢俬公司提供。

The Furniture Voucher Benefit Plus (the “Benefit”) is provided by the designated furniture company.

- (b) 買方於簽署臨時合約時，可免費獲贈由指定傢俬公司提供價值為港幣\$58,000之傢俬禮券一張 (『該禮券』)。

Upon the signing of the PASP, the Purchaser will receive a HK\$58,000 furniture voucher (the “Voucher”) provided by the designated furniture company free of charge.

- (c) 買方須於簽署臨時合約後的7個工作日內兌換該禮券並與指定傢俬公司簽訂有關提供適用於指明住宅物業的指明傢俬(『該傢俬』)之合約。

The Purchaser shall redeem the Voucher within 7 working days after signing of the PASP and enter into a contract with the designated furniture company regarding the provision of specified furniture applicable to the specified residential property (the "Furniture").

- (d) 有關該傢俬的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬公司查詢。

For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company.

- (e) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷該優惠及/或向買方尋求退回該優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

- (f) 為免生疑問，買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業之買賣，不管：

For the avoidance of doubt, the Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

(1) 就該優惠有否引起任何爭議；及  
there is any dispute arising from the Benefit; and

(2) 該指定傢俬公司交付予買方的所有或任何該傢俬是否與該優惠之條款一致。  
all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

(g) 賣方、其所有控股公司或其代表不會就該優惠及該傢俬提供保養或作出任何保證或陳述，更不會就該傢俬狀況、狀態、品質、性能或任何該傢俬是否或會否在可運作狀態作出任何保證及陳述。  
如買方對該傢俬有任何異議或質詢，應直接聯絡該指定傢俬公司。

The Vendor, all its holding company(ies) or any person(s) on its behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture company directly.

(h) 該優惠受其他條款及細則約束。  
The Benefit is subject to other terms and conditions.

#### 4. 易上車印花稅優惠 Easy Home Ownership Stamp Duty Benefit

(只適用於選擇第 4(i)段中支付條款 C, D 或 F 之買方 Only applicable to the Purchasers who have selected Terms of Payment C, D or F in paragraph 4(i))

(a) 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每一期樓款及餘款<sup>^</sup>及按買賣合約完成購買指明住宅物業)，賣方會代買方繳付所購買的指明住宅物業之買賣合約所須繳付的從價印花稅。賣方代買方繳付的從價印花稅款額上限為成交金額的 3.75%，超出上限的從價印花稅款額 (如有)，由買方自行承擔。若買方簽署正式合約時擁有其他任何住宅物業 (「原物業」) 並於完成購買指明住宅物業後售出原物業並向印花稅署申請退還部分從價印花稅，買方不須將退還稅項任何部份支付賣方。

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 agreement for sale and purchase and complete the purchase of the specified residential property in accordance with the agreement for sale and purchase), the Vendor will pay the ad valorem stamp duty payable by the Purchaser in respect of the agreement for sale and purchase of the Property. The amount of the ad valorem stamp duty payable by the Vendor on behalf of the Purchaser shall not exceed the amount being 3.75% of the Transaction Price, the excess amount of the ad valorem stamp duty (if any) shall be borne by the Purchaser. Where the Purchaser owns any other residential property (the “original property”) at the time of his signing of the Agreement and sells the original property after the completion of the purchase of the Property and he applies for a refund of part of the ad valorem stamp duty paid from the Stamp Office, the Purchaser is not required to pay any part of the refund to the Vendor.

<sup>^</sup> 以賣方代表律師實際收到款項日期計算。

<sup>^</sup> the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.



- (b) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

4(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

買賣雙方各自負責其代表律師擬備，完成及登記買賣合約及轉讓契的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of the agreement for sale and purchase and the assignment.

買方需支付一切印花稅包括但不限於從價印花稅\*、買家印花稅\*及額外印花稅\* (\*如適用)。

All stamp duty including but not limited to Ad Valorem Stamp Duty\*, Buyer's Stamp Duty\* and Special Stamp Duty\* shall be borne by the Purchaser (\*if applicable).

4(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

(a)所有有關指明住宅物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於買賣合約及轉讓契的圖則之圖則費；(b)指明住宅物業之樓契及業權文件的認證副本費用及分攤以下費用(i) 擬備大廈公契(賣方可決定將管理合約包括在大廈公契內)的律師費用及(ii) 附於大廈公契內有關發展項目公用部份的圖則之圖則費；(c)(i) 所有賣方就指明住宅物業所支付的公用事業按金；(ii)按比例分攤發展項目公用部份的水、電及煤氣按金；及(d)所有根據大廈公契及管理合約規定須向賣方或管理公司補還或繳付的管理費預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。

(a) All disbursements incurred in connection with the sale and purchase of the specified residential property including (without limitation) search fees; registration fees and fees for the preparation of plans of the specified residential property to be annexed to the agreement for sale and purchase and the assignment;(b) the costs of preparing certified true copies of title deeds and documents relating to the specified residential property and a proportionate part of (i) the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement); (ii) the costs of and incidental to the preparation of plans showing the common parts of the Development to be annexed to the Deed of Mutual Covenant; (c)(i) all public utility deposits paid by the Vendor in respect of the specified residential property; (ii) a proportionate part of the water, electricity and gas deposits in respect of the common parts of the Development; and (d) all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. to be reimbursed or payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.

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(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association 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

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: [http:// www.themet.com.hk/larchwood](http://www.themet.com.hk/larchwood)

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