

價單 Price List

第一部份：基本資料 Part 1: Basic Information

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|--|----------------------------|-------------------------------------|----|
| 發展項目名稱 Name of Development | 濶瀚 Le Cap | 期數(如有) Phase No. (if any) | -- |
| 發展項目位置 Location of Development | 麗坪路83號 83 Lai Ping 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) | 69 | | |

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|---------------------------------|-------------------------------------|
| 印製日期 Date of Printing | 價單編號 Number of Price List |
| 01 May 2018 | 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 |
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第二部份：面積及售價資料

Part 2: Information on Area and Price

| 物業的描述 Description of Residential Property | | | 實用面積 (包括露台, 工作平台 及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 售價 (元) Price (\$) | 實用面積 每平方米呎售價 元, 每平方米 (元, 每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.) | | | | | | | | | |
|--|--------------------|-------------------|--|----------------------------|---|---|---------------------|---------------------|--------------------|--------------|-------------------------|------------|----------------------|---------------|------------|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air- conditioning plant room | 窗台 Bay window | 閣樓 Cock- loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair- hood | 前庭 Terrace | 庭院 Yard |
| 第1座 Tower 1 | 2樓 2/F | A 單位 Flat A | 149.916 (1,614) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 44,627,000 | 297,680 (27,650) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |
| 第1座 Tower 1 | 2樓 2/F | B 單位 Flat B | 149.676 (1,611) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 43,816,000 | 292,739 (27,198) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |
| 第1座 Tower 1 | 3樓 3/F | B 單位 Flat B | 149.676 (1,611) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 44,724,000 | 298,805 (27,762) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |
| 第2座 Tower 2 | 地下及一樓 G/F & 1/F | A複式單位 Duplex A | 202.644 (2,181) 露台 Balcony: 7.092 (76) 工作平台 Utility Platform: -- | 66,739,000 | 329,341 (30,600) | -- | -- | -- | 45.220 (487) | -- | 2.782 (30) | -- | -- | -- | |
| 第2座 Tower 2 | 地下及一樓 G/F & 1/F | C複式單位 Duplex C | 199.216 (2,144) 露台 Balcony: 7.092 (76) 工作平台 Utility Platform: -- | 64,749,000 | 325,019 (30,200) | -- | -- | -- | 42.646 (459) | -- | 2.544 (27) | -- | -- | -- | |
| 第2座 Tower 2 | 2樓 2/F | A 單位 Flat A | 148.389 (1,597) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 39,427,000 | 265,700 (24,688) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |

| 物業的描述 Description of Residential Property | | | 實用面積 (包括露台, 工作平台 及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 售價 (元) Price (\$) | 實用面積 每平方米呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.) | 其他指明項目的面積(不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.) | | | | | | | | | |
|--|--------------------|-------------------|---|----------------------------|--|--|---------------------|---------------------|--------------------|--------------|-------------------------|------------|----------------------|---------------|------------|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air- conditioning plant room | 窗台 Bay window | 閣樓 Cock- loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair- hood | 前庭 Terrace | 庭院 Yard |
| 第2座 Tower 2 | 3樓 3/F | A 單位 Flat A | 148.389 (1,597) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 41,101,000 | 276,981 (25,736) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |
| 第2座 Tower 2 | 5樓及6樓 5/F & 6/F | A複式單位 Duplex A | 173.318 (1,866) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 62,952,000 | 363,217 (33,736) | -- | -- | -- | 9.431 (102) | -- | 54.829 (590) | -- | -- | -- | |
| 第2座 Tower 2 | 5樓及6樓 5/F & 6/F | B複式單位 Duplex B | 185.994 (2,002) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 69,464,000 | 373,474 (34,697) | -- | -- | -- | 11.673 (126) | -- | 64.003 (689) | -- | -- | -- | |
| 第2座 Tower 2 | 6樓 6/F | 頂層單位 Penthouse | 149.542 (1,610) 露台 Balcony: 10.169 (109) 工作平台 Utility Platform: -- | 60,050,000 | 401,559 (37,298) | -- | -- | -- | 33.066 (356) | -- | 63.214 (680) | -- | -- | -- | |
| 第3座 Tower 3 | 地下及一樓 G/F & 1/F | A複式單位 Duplex A | 202.644 (2,181) 露台 Balcony: 7.092 (76) 工作平台 Utility Platform: -- | 67,393,000 | 332,568 (30,900) | -- | -- | -- | 41.895 (451) | -- | 2.782 (30) | -- | -- | -- | |
| 第3座 Tower 3 | 地下及一樓 G/F & 1/F | B複式單位 Duplex B | 169.676 (1,826) 露台 Balcony: 7.097 (76) 工作平台 Utility Platform: -- | 55,693,000 | 328,231 (30,500) | -- | -- | -- | 51.231 (551) | -- | 1.820 (20) | -- | -- | -- | |

| 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, 每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.) | 其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.) | | | | | | | | | |
|--|--------------------|-------------------|--|----------------------------|---|--|---------------------|---------------------|--------------------|-----------------|-------------------------|-----------------|----------------------|---------------|------------|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air- conditioning plant room | 窗台 Bay window | 閣樓 Cock- loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair- hood | 前庭 Terrace | 庭院 Yard |
| 第3座 Tower 3 | 地下及一樓 G/F & 1/F | C複式單位 Duplex C | 199.216 (2,144) 露台 Balcony: 7.092 (76) 工作平台 Utility Platform: -- | 65,178,000 | 327,173 (30,400) | -- | -- | -- | -- | 32.696 (352) | -- | 2.544 (27) | -- | -- | -- |
| 第3座 Tower 3 | 2樓 2/F | A 單位 Flat A | 148.389 (1,597) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 40,265,000 | 271,348 (25,213) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 第3座 Tower 3 | 2樓 2/F | B 單位 Flat B | 149.676 (1,611) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 40,618,000 | 271,373 (25,213) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 第3座 Tower 3 | 3樓 3/F | A 單位 Flat A | 148.389 (1,597) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 41,101,000 | 276,981 (25,736) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 第3座 Tower 3 | 3樓 3/F | B 單位 Flat B | 149.676 (1,611) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 41,461,000 | 277,005 (25,736) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 第3座 Tower 3 | 5樓及6樓 5/F & 6/F | A複式單位 Duplex A | 173.318 (1,866) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 62,951,000 | 363,211 (33,736) | -- | -- | -- | 9.431 (102) | -- | -- | 54.829 (590) | -- | -- | -- |

| 物業的描述 Description of Residential Property | | | 實用面積 (包括露台, 工作平台 及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 售價 (元) Price (\$) | 實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.) | | | | | | | | | |
|--|--------------------|-------------------|--|----------------------------|---|---|---------------------|---------------------|--------------------|-----------------|-------------------------|-----------------|----------------------|---------------|------------|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air- conditioning plant room | 窗台 Bay window | 閣樓 Cock- loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair- hood | 前庭 Terrace | 庭院 Yard |
| 第3座 Tower 3 | 5樓及6樓 5/F & 6/F | B複式單位 Duplex B | 185.994 (2,002) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 69,464,000 | 373,474 (34,697) | -- | -- | -- | 11.673 (126) | -- | -- | 64.003 (689) | -- | -- | -- |
| 第3座 Tower 3 | 6樓 6/F | 頂層單位 Penthouse | 149.542 (1,610) 露台 Balcony: 10.169 (109) 工作平台 Utility Platform: -- | 60,050,000 | 401,559 (37,298) | -- | -- | -- | 33.066 (356) | -- | -- | 63.214 (680) | -- | -- | -- |
| 第5座 Tower 5 | 地下及一樓 G/F & 1/F | A複式單位 Duplex A | 205.700 (2,214) 露台 Balcony: 7.092 (76) 工作平台 Utility Platform: -- | 67,749,000 | 329,358 (30,600) | -- | -- | -- | -- | 36.598 (394) | -- | 2.782 (30) | -- | -- | -- |
| 第5座 Tower 5 | 地下及一樓 G/F & 1/F | B複式單位 Duplex B | 169.676 (1,826) 露台 Balcony: 7.097 (76) 工作平台 Utility Platform: -- | 55,693,000 | 328,231 (30,500) | -- | -- | -- | -- | 43.603 (469) | -- | 1.820 (20) | -- | -- | -- |
| 第5座 Tower 5 | 地下及一樓 G/F & 1/F | C複式單位 Duplex C | 199.216 (2,144) 露台 Balcony: 7.092 (76) 工作平台 Utility Platform: -- | 67,074,000 | 336,690 (31,285) | -- | -- | -- | -- | 31.941 (344) | -- | 2.544 (27) | -- | -- | -- |
| 第5座 Tower 5 | 2樓 2/F | A 單位 Flat A | 149.916 (1,614) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 41,757,000 | 278,536 (25,872) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述 Description of Residential Property | | | 實用面積 (包括露台, 工作平台 及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) | 售價 (元) Price (\$) | 實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.) | | | | | | | | | |
|--|--------------------|-------------------|--|----------------------------|---|---|---------------------|---------------------|--------------------|--------------|-------------------------|------------|----------------------|---------------|------------|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air- conditioning plant room | 窗台 Bay window | 閣樓 Cock- loft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stair- hood | 前庭 Terrace | 庭院 Yard |
| 第5座 Tower 5 | 2樓 2/F | B 單位 Flat B | 149.676 (1,611) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 41,800,000 | 279,270 (25,947) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |
| 第5座 Tower 5 | 3樓 3/F | A 單位 Flat A | 149.916 (1,614) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 42,236,000 | 281,731 (26,169) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |
| 第5座 Tower 5 | 3樓 3/F | B 單位 Flat B | 149.676 (1,611) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 42,668,000 | 285,069 (26,485) | 2.405 (26) | -- | -- | -- | -- | -- | -- | -- | -- | |
| 第5座 Tower 5 | 5樓及6樓 5/F & 6/F | A複式單位 Duplex A | 174.377 (1,877) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 64,858,000 | 371,941 (34,554) | -- | -- | -- | 9.611 (103) | -- | 54.829 (590) | -- | -- | -- | |
| 第5座 Tower 5 | 5樓及6樓 5/F & 6/F | B複式單位 Duplex B | 185.994 (2,002) 露台 Balcony: 6.191 (67) 工作平台 Utility Platform: -- | 71,487,000 | 384,351 (35,708) | -- | -- | -- | 11.673 (126) | -- | 64.003 (689) | -- | -- | -- | |
| 第5座 Tower 5 | 6樓 6/F | 頂層單位 Penthouse | 149.542 (1,610) 露台 Balcony: 10.169 (109) 工作平台 Utility Platform:-- | 63,457,000 | 424,342 (39,414) | -- | -- | -- | 33.723 (363) | -- | 63.214 (680) | -- | -- | -- | |

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4) (i) 支付條款 Terms of Payment

(A) 270 天現金付款計劃 (照售價)

270 Days Cash Payment Plan (on the Price)

- 1) 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於樓價5%之金額作為臨時訂金，抬頭請寫 "KAO, LEE & YIP" 。買方並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price by cashier order or cheque, payable to "KAO, LEE & YIP". The Purchaser(s) shall sign the Formal Agreement for Sale and Purchase at the solicitors' offices within 5 working days after signing the Preliminary Agreement for Sale and Purchase.
- 2) 樓價5% (加付訂金) 於買方簽署本臨時合約後30天內繳付。
5% of the Purchase Price (further deposit) shall be paid within 30 days after signing of this Preliminary Agreement;
- 3) 樓價90% (樓價餘額) 於簽署臨時買賣合約後 270 天內繳付。
90% of the Purchase Price (balance of the Purchase Price) shall be paid within 270 days after signing of the Preliminary Agreement ("Completion Date").

(B) 按揭計劃 (照售價加3%)

Mortgage Plan (3% premium on the Price)

- 1) 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於樓價5%之金額作為臨時訂金，抬頭請寫 "KAO, LEE & YIP" 。買方並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price by cashier order or cheque, payable to "KAO, LEE & YIP". The Purchaser(s) shall sign the Formal Agreement for Sale and Purchase at the solicitors' offices within 5 working days after signing the Preliminary Agreement for Sale and Purchase.
- 2) 樓價5% (加付訂金) 須於簽署本臨時合約後30天內繳付。
5% of the Purchase Price (further deposit) shall be paid within 30 days after signing of this Preliminary Agreement.
- 3) 樓價90% (樓價餘額) 須於簽署本臨時合約後90天內繳付("成交日")。
90% of the Purchase Price (balance of Purchase Price) shall be paid within 90 days after signing of this Preliminary Agreement ("Completion Date").

註： 就本價單而言，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。樓價的計算方法為按(4)(iii)(b)段方法適用的溢價(如有)按第二部份所示的有關售價計算得出的金額，皆以進位到最接近的百位數。

Notes: For the purpose of this price list, "Purchase Price" means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase. The Purchase Price is to be determined by applying the applicable premium (if any) calculated in accordance with Paragraph (4)(iii)(b) on the Price concerned as shown in Part 2 above and rounding up to the nearest hundred.

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

(A) 沒有折扣。
NIL

(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

(a) 提前付清售價現金回贈 (只適用於270天現金付款計劃)
Early Settlement Cash Rebate (Only Applicable to 270 days Cash Payment Plan)

如買方於簽署臨時買賣合約的日期後之 120 日內(「期限」)之前付清樓價餘款，買方可獲賣方給予等值於樓價 1%的提前付清售價現金回贈 (『提前付清售價現金回贈』)。

Where the Purchaser fully settles the balance of the Purchase Price within 120 days ("Period") after the date of signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") equivalent to 1% of the Purchase Price offered by the Vendor.

買方須於提前付清樓價餘款之日前最少30日，以書面向賣方申請提前付清售價現金回贈，賣方會於收到申請並確認有關資料無誤後，將提前付清售價現金回贈直接用於支付部份的樓價餘款。

The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the Purchase Price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate as part payment of the balance of the Purchase Price directly.

付清樓價餘款日期以賣方代表律師收到所有樓價餘款之日期為準。如期限的最後一日不是工作日 (按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the balance of the Purchase Price shall be the date on which the entirety of the balance of the Purchase Price is received by the Vendor's Solicitors. If the last day of the Period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(b) 按揭計劃(只適用於按揭計劃) (只適用於個人買家或有個人擔保的公司買家) (照售價加3%)
Mortgage Plan (Only Applicable to Mortgage Plan) (only applicable to individual purchaser OR corporate purchaser with personal guarantee) (3% premium on the Price)

為根據買賣合約繳付物業樓價餘款(『樓價餘款』)的目的，買方可向賣方不時指定的財務公司(『指定財務公司』)申請按揭貸款(『按揭貸款』)，其基本條款及條件如下：

For the purpose of the settlement of the balance of the Purchase Price (“Balance of the Purchase Price”) of the Property in accordance with the Agreement for Sale and Purchase, the Purchaser may apply to the financial company which is from time to time designated by the Vendor (“designated financial company”) for a mortgage loan (“Mortgage Loan”). The basic terms and conditions are as follow :

- (i) 買方須在不少於付清樓價餘款到期日前的 45 日，以書面方式向指定財務公司申請按揭貸款。
The Purchaser shall submit a written application to the designated financial company for the Mortgage Loan not less than 45 days before the due date of settlement of the balance of Purchase Price.
- (ii) 按揭貸款必須以物業之第一法定按揭作抵押。
Mortgage Loan shall be secured by a first legal mortgage over the Property.
- (iii) 按揭貸款的最高貸款額為樓價的70%，惟貸款金額不可超過需繳付之樓價餘款。
The maximum loan amount of the Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of the Purchase Price payable.
- (iv) 按揭貸款的期限為24個月（『貸款期』）。
The tenure of the Mortgage Loan shall be 24 months (“Tenure”).
- (v) 按揭貸款於貸款提款日（『貸款提款日』）起息，選用按揭貸款的買方於貸款期內免供本金，只須按月支付利息。首12個月之利率以渣打銀行(香港)有限公司不時公布之最優惠利率減百分之二點五計算，第13至第24個月以渣打銀行(香港)有限公司不時公布之最優惠利率減百分之二計算。賣方並無就其作出，或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。
Interest on the Mortgage Loan will accrue from the day of drawdown (“Loan Drawdown Date”), the Purchaser who chooses Mortgage Loan will not be required to repay the principal thereof, but is obliged to pay interest thereon on a monthly basis during the Tenure. The interest rate for the first 12 months shall be calculated at 2.5% below the Best Lending Rate as quoted by Standard Chartered Bank (Hong Kong) Limited from time to time and the interest rate for the period from 13th to 24th month will be calculated at 2% below the Best Lending Rate as quoted by the Standard Chartered Bank (Hong Kong) Limited from time to time. 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.
- (vi) 按揭貸款必須一次過全部提取，並只限用於繳付樓價餘額。
Mortgage Loan shall be fully drawn in one lump sum and shall only be applied for payment of the balance of the Purchase Price.
- (vii) 如買方提前在貸款提款日起6個月/ 12個月 / 18個月內全數償還按揭貸款餘款而且已準時償還之前的每期利息，將分別獲得其已供的利息總和的50% / 25% / 10% 之回贈。
If the Purchaser fully repays the balance of the Mortgage Loan within 6 months /12 months /18 months from the Loan Drawdown Date and having repaid each prior interest on time, then 50% / 25% /10% of the sum of the interest paid by the Purchaser shall be rebated accordingly.
- (viii) 買方須提供指定財務公司要求的必需文件。
The Purchaser is required to provide necessary documents as requested by the designated financial company.

- (ix) 買方須於貸款提款日(即付清樓價餘款之日)起計的24個月內償還按揭貸款的全部本金。
The Purchaser shall repay the principal of Mortgage Loan in entirety within 24 months from the Loan Drawdown Date.
(that is the date of settlement of the balance of the Purchase Price).
- (x) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (xi) 按揭貸款及有關文件必須由指定財務公司指定之律師行辦理，並由買方負責一切有關律師費及開支。
The Mortgage Loan and the documents related thereto must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser.

按揭貸款須就申請按揭貸款繳交\$5,000 不可退還的手續費。
A non-refundable handling fee of HK\$5,000 shall be payable for the application of the Mortgage Loan.

(c) 住宅停車位的認購權
Option to Purchase Residential Parking Space

購買列於本價單之任何住宅物業的買方可獲認購濶瀚一個住宅停車位之權利（“車位認購權”）。住宅停車位之價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。有關車位認購權及買賣住宅停車位的安排以達成協議方作實。

If a Purchaser purchases any residential properties in this price list, the Purchaser shall have an option to purchase one residential parking space in Le Cap ("Carpark Purchase Option"). The price list and sales arrangements of residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. The arrangement in relation to the Carpark Purchase Option and the sale and purchase of the residential parking space is subject to contract.

如買方不根據賣方日後公佈的住宅停車位之銷售安排行使其車位認購權，其認購住宅停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the Carpark Purchase Option in accordance with time limit and manner prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor, the option to purchase residential parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation thereof.

本價單第三部份的第(4)(i)段至第(4)(iii)段之中文譯本僅供參考之用，如有疑問或爭議，應以英文版本為準。
The Chinese translation of the provisions contained in Paragraph (4)(i) to Paragraph (4)(iii) of Part 3 of this price list is for reference only.
In case of any doubt or conflict, the English version shall prevail.

- (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

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購買有關指明住宅物業的所有法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買有關指明住宅物業事宜，買賣雙方須各自負責正式買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase of the specified residential property concerned, the Vendor agrees to bear the legal cost of the Formal Agreement for Sale and Purchase and the Assignment. If the Purchaser chooses to instruct his own solicitors to act for him/her in relation to the purchase of the specified residential property concerned, each of the Vendor and the Purchaser shall pay its/his/her own solicitors' legal fees in respect of the Formal Agreement for Sale and Purchase and the Assignment.

買方需支付所有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 payments including, but not limited to, Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* payments will 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

有關其他法律文件之律師費如: 附加合約、有關樓宇之地契、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，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fees 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 related to the sale and purchase of a specified residential property in the development.

- (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 測量行有限公司及旗下特許經營商 CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES

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

仲量聯行 JONES LANG LASALLE

美聯物業 MIDLAND REALTY

云房網絡(香港)代理有限公司 QFANG NETWORK (HONG KONG) AGENCY LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯 SAVILLS REALTY 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: www.lecap.com.hk

The address of the website designated by the vendor for the development is: www.lecap.com.hk