

# 價單 Price List

第一部份：基本資料

## Part 1: Basic Information

發展項目期數名稱 <b>Name of the Phase of the Development</b>	黃金海灣的第 1 期稱為「意嵐」 Phase 1 of Gold Coast Bay is called "The Upland"	期數 (如有) Phase No. (if any)	第 1 期 Phase 1
發展項目期數位置 <b>Location of the Phase of the Development</b>	青山公路 - 青山灣段 18 號 (此臨時門牌號數有待發展項目期數建成時確認。) 18 Castle Peak Road - Castle Peak Bay (The provisional street number is subject to confirmation when the Phase of the Development is completed.)		
發展項目期數中的住宅物業的總數 <b>The total number of residential properties in the Phase of the Development</b>			692

印製日期 <b>Date of Printing</b>	價單編號 <b>Number of Price List</b>
21 July 2024	3

修改價單(如有)

## Revision to Price List (if any)

修改日期 <b>Date of Revision</b>	經修改的價單編號 <b>Numbering of Revised Price List</b>	如物業價錢經修改，請以「✓」標示 <b>Please use "✓" to indicate changes to prices of residential properties</b>
		價錢 <b>Price</b>
10 September 2024	3A	-
3 October 2024	3B	-

















## 第三部份：其他資料

## Part 3 : Other Information

1 準買家應參閱發展項目期數的售樓說明書，以了解該發展項目期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for information on the Phase of the Development.

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

### 第 52(1)條 / Section 52(1)

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

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

### 第 53(2)條 / Section 53(2)

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

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

### 第 53(3)條 / Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

4 註：於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。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 set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

### 4(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成交金額 5%之金額作為臨時訂金，其中港幣\$50,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「的近律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$50,000 being part of the Preliminary Deposit must be paid by cashier order(s) and the balance of the Preliminary Deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "DEACONS".

### **(A) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 6%) (6% discount from Price)**

1. 成交金額 5%： 臨時訂金須於買方簽署臨時買賣合約時支付，買方並須於其後 5 個工作天內簽署買賣合約。  
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 95%： 成交金額餘款須於買方簽署臨時買賣合約後 120 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.

### **(B) 180 天現金優惠付款計劃 180-day Cash Payment Plan (照售價減 5%) (5% discount from Price)**

1. 成交金額 5%： 臨時訂金須於買方簽署臨時買賣合約時支付，買方並須於其後 5 個工作天內簽署買賣合約。  
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 30 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.

3. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 60 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
4. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 90 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
5. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 120 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
6. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 150 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 150 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
7. 成交金額 90%： 成交金額餘款須於買方簽署臨時買賣合約後 180 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.

**(C) 靈活建築期付款計劃 Flexible Stage Payment Plan (照售價減 2%) (2% discount from Price)**

1. 成交金額 5%： 臨時訂金須於買方簽署臨時買賣合約時支付，買方並須於其後 5 個工作天內簽署買賣合約。  
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 60 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
3. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 120 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
4. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 180 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
5. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 240 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 240 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
6. 成交金額 1%： 加付訂金須於買方簽署臨時買賣合約後 300 天內支付，或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。  
1% of the Transaction Price being the Further Deposit shall be paid within 300 days after the Purchaser signs the preliminary agreement for sale and purchase, or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is earlier.
7. 成交金額 90%： 成交金額餘款於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付。  
90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

**(D) 優越建築期付款計劃 Supreme Stage Payment Plan (照售價) (The Price)**

1. 成交金額 5%： 臨時訂金須於買方簽署臨時買賣合約時支付，買方並須於其後 5 個工作天內簽署買賣合約。  
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 95%： 成交金額餘款於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付。  
95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

4 (ii) 售價獲得折扣基礎：

**The basis on which any discount on the price is available:**

**(a) 請參閱上述第(4)(i)段。**

**Please refer to paragraphs (4)(i) above**

(b) 「海灣生活」優惠 "Bay Lifestyle" Benefit

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 2%折扣優惠。

An extra 2% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(c) 「稅務補貼」優惠 "Stamp Duty" Benefit

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 2%折扣優惠。

An extra 2% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(d) 「更上一層樓」優惠 "Home Upgrade" Benefit

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 1%折扣優惠。

An extra 1% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(e) 「限時折扣」優惠 "Limited Time Offer" Benefit

凡於 2024 年 11 月 30 日或之前簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 1%折扣優惠。

An extra 1% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list on or before 30<sup>th</sup> November 2024.

(f) 「星級傢俬」折扣優惠 "Deluxe Furniture" Discount Benefit

(只適用於選購本價單中第 3 座 J 單位之買家# only applicable to the Purchaser(s) purchasing Unit J of Tower 3 listed in this price list#)

(i) 如買方於 2024 年 10 月 20 日或之前簽署臨時買賣合約時選擇「星級傢俬」折扣優惠，買方可獲港幣\$60,000 售價折扣優惠。

If the Purchaser chooses the "Deluxe Furniture" Discount Benefit upon the signing of preliminary agreement for sales and purchase on or before 20<sup>th</sup> October 2024, the Purchaser will be offered HK\$60,000 discount on the Price.

(ii) 如買方於簽署臨時買賣合約時不選擇「星級傢俬」折扣優惠，則買方可享有第(4)(iii)(h)段所述之「星級傢俬」禮券優惠。為免疑問，就購買每個指明住宅物業，買方只可享有「星級傢俬」折扣優惠或第(4)(iii)(h)段所述之「星級傢俬」禮券優惠的其中一項。

If the Purchaser does not choose the "Deluxe Furniture" Discount Benefit upon the signing of preliminary agreement for sales and purchase, the Purchaser will then be entitled to the "Deluxe Furniture" Voucher Benefit set out in paragraph (4)(iii)(h). For the avoidance of doubt, for the purchase of each specified residential property, the Purchaser is only entitled to either the "Deluxe Furniture" Discount Benefit or the "Deluxe Furniture" Voucher Benefit as set out in paragraph (4)(iii)(h).

\*為免疑問，「星級傢俬」折扣優惠將不適用於本價單生效日之前，已就購買本價單或發展項日期數其他已發出之價單中任何指明住宅物業簽署臨時買賣合約的買家。

\*For the avoidance of doubt, the "Deluxe Furniture" Discount Benefit shall not be offered to the Purchaser(s) who signed the preliminary agreement for sale and purchase before the valid date of this price list to purchase any specified residential properties in this price list or other price list(s) issued of the Phase of the Development.

4 (iii) 可就購買發展項日期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益:

Any gift, or any financial advantage or benefit, to be made available in connection with the sale and purchase of a specified residential property in the Phase of the Development:

(a) 請參閱上述第(4)(i)及(4)(ii)段。

Please refer to paragraphs (4)(i) and (4)(ii) above

(b) 「即供提前成交現金回贈」優惠 "Cash Rebate for Early Settlement for Cash Payment" Benefit

只適用於使用第(4)(i)段中之支付條款(B)之買方。

Only applicable to purchaser(s) using Terms of Payment B in paragraph (4)(i).

如買方於以下列表指明的期間內付清成交金額餘額，可根據以下列表獲賣方送出提前成交現金回贈。付清成交金額餘額日期以賣方代表律師收到所有成交金額款項日期為準。如訂明的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。

Where the purchaser settles the balance of the Transaction Price within the period(s) specified in the table below, the purchaser(s) shall be entitled to a Cash Rebate for Early Settlement offered by the Vendor according to the table below. The date of settlement of the balance of the Transaction Price shall be the date on which all the Transaction 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.

以下只適用於支付條款(B) 180 天現金優惠付款計劃:- Only applicable to the Terms of Payments (B) 180-day Cash Payment Plan:-

付清成交金額餘額日期 Date of settlement of the balance of the Transaction Price	提前付清成交金額現金回贈金額 Early Settlement Cash Rebate amount
臨時買賣合約的日期後 120 日內 Within 120 days after the date of the preliminary agreement for sale and purchase	成交金額 1% 1% of the Transaction Price

買方於提前付清成交金額餘額日前最少 30 日，以書面向賣方申請提前付清成交金額現金回贈，賣方會於收到申請並證實有關資料無誤後將提前付清成交金額現金回贈直接用於支付部份成交金額餘額。

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 transaction price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the Transaction Price directly.

提前付清成交金額現金回贈受其他條款及細則約束。

The Early Settlement Cash Rebate are subject to other terms and conditions.

(c) 「建期提前成交現金回贈」優惠 "Cash Rebate for Early Settlement for Stage Payment" Benefit

只適用於使用第(4)(i)段中之支付條款(C)及(D)之買方。

Only applicable to purchaser(s) using Terms of Payment C and D in paragraph (4)(i).

如買方於以下列表指明的期間內付清成交金額餘額，可根據以下列表獲賣方送出提前成交現金回贈。付清成交金額餘額日期以賣方代表律師收到所有成交金額款項日期為準。如訂明的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。

Where the purchaser settles the balance of the Transaction Price within the period(s) specified in the table below, the purchaser(s) shall be entitled to a Cash Rebate for Early Settlement offered by the Vendor according to the table below. The date of settlement of the balance of the Transaction Price shall be the date on which all the Transaction 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.

以下只適用於支付條款(C) 靈活建築期付款計劃 及(D) 優越建築期付款計劃:- Only applicable to the Terms of Payments (C) Flexible Stage Payment Plan and (D) Supreme Stage Payment Plan:-

付清成交金額餘額日期 Date of settlement of the balance of the Transaction Price	提前付清成交金額現金回贈金額 Early Settlement Cash Rebate amount
臨時買賣合約的日期後 120 日內 Within 120 days after the date of the preliminary agreement for sale and purchase	成交金額 4% 4% of the Transaction Price
臨時買賣合約的日期後 180 日內 Within 180 days after the date of the preliminary agreement for sale and purchase	成交金額 3% 3% of the Transaction Price
臨時買賣合約的日期後 240 日內 Within 240 days after the date of the preliminary agreement for sale and purchase	成交金額 2% 2% of the Transaction Price
臨時買賣合約的日期後 300 日內 Within 300 days after the date of the preliminary agreement for sale and purchase	成交金額 1% 1% of the Transaction Price

買方於提前付清成交金額餘額日前最少 30 日，以書面向賣方申請提前付清成交金額現金回贈，賣方會於收到申請並證實有關資料無誤後將提前付清成交金額現金回贈直接用於支付部份成交金額餘額。

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 transaction price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the Transaction Price directly.

提前付清成交金額現金回贈受其他條款及細則約束。

The Early Settlement Cash Rebate are subject to other terms and conditions.

(d) 「僱員現金回贈」優惠 "Cash Rebate for Employee" Benefit

(1) 在符合以下各項條件下，買方有權獲賣方提供金額相等於成交金額 3%的現金回贈:-

Subject to satisfaction of the following conditions, the purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 3% of the Transaction Price:-

(a) 買方(或構成買方之任何人士)或(如買方為公司)買方的任何董事在簽署臨時買賣合約之日為:-

As at the date of the preliminary agreement for sale and purchase, the purchaser (or any person(s) comprising the purchaser) or (if the purchaser is a corporation) any director(s) of the purchaser is/are:-

(i) 旭日國際集團僱員#;

An employee of Early Light International Group #;

(b) 買方購買指明之住宅物業時並沒涉及中介人或代理; 及

No intermediary or agent was involved in the purchase of the specified residential property by the purchaser; and

(c) 買方已按照正式買賣合約付清成交金額餘額。

The purchaser has settled the balance of the Transaction Price in accordance with the formal Agreement for sale and purchase.

(2) 買方須於付清成交金額餘額前最少 30 天向賣方發出書面通知以申請「僱員現金回贈」。如賣方要求，買方須按賣方的要求提供證明文件證明買方在簽署臨時買賣合約之日為旭日國際集團的僱員以令賣方滿意。賣方就上文第(1)(a)分段之要求是否獲滿足之決定為最終並對買方有約束力。

The purchaser shall apply in writing to the Vendor for the "Cash Rebate for Employee" at least 30 days before the date of settlement of the balance of Transaction Price. Upon request by the Vendor, the purchaser shall provide documentary evidence to prove that he/she is as at the date of Preliminary Agreement for Sale and Purchase an employee of Early Light International Group to the Vendor's satisfaction. The Vendor's decision as to whether the requirement under sub-paragraph (1)(a) above is satisfied is final and binding on the purchaser.

(3) 賣方會於收到申請並確認有關資料無誤後將「僱員現金回贈」直接用於支付部份成交金額餘額。

After the Vendor has received the application and duly verified the information, the Vendor will apply the “Cash Rebate for Employee” for part payment of the balance of the Transaction Price directly.

(4) 如有任何爭議，賣方的決定為最終及對買方具有約束力。

In case of dispute, the Vendor’s decision shall be final and binding on the purchasers.

# 旭日國際集團僱員指：直接受僱於以下任何一間公司及其直接/間接持有之附屬機構或其關聯公司，於香港或中國國內的全職長期員工:-

An employee of Early Light International Group means : any staff member under full-time permanent employment in Hong Kong or Mainland China and directly employed by any of the below companies and any of their respective direct/indirect subsidiaries or associated companies : -

- (1) 旭日國際集團有限公司 Early Light International (Holdings) Limited
- (2) 旭日實業有限公司 Early Light Industrial Company Limited
- (3) 旭日物業管理有限公司 E. Lite Property Management Limited
- (4) 響一鐘錶集團有限公司 Unique Timepieces Watches Holdings Limited
- (5) 安基司幼稚園暨國際幼兒園有限公司 Anchors Kindergarten & International Nursery Limited
- (6) 安基司學校有限公司 Anchors Academy Limited
- (7) 極速汽車服務有限公司 Fastwheel Automotive Service Limited
- (8) 極速行有限公司 Fastwheel Limited

(e) 傢俱優惠 Furniture Offer

受下述條款及細則約束，凡購買下表所列之住宅物業(「有關住宅物業」)的買方可免費獲贈該表格中列出之傢俱(「該傢俱」)：

Subject to the following terms and conditions, the Purchaser of the relevant residential property(ies) (“Relevant Residential Property(ies)”) as set out in table below will be provided with the furniture as set out therein (the “Furniture”) free of charge:

該傢俱 The Furniture	「有關住宅物業」 “Relevant Residential Property(ies)”		
	第3座 Tower 3	第5座 (5A) Tower 5A (5A)	第5座 (5B) Tower 5B (5B)
嵌入式組合櫃 Built-in Cabinet	6樓至10樓之A單位 5樓至12樓、15至16樓之B單位 9樓至12樓、15至16樓之C單位 5樓至12樓、15至16樓之D單位	10樓至12樓、15至17樓之D單位	16至20樓之C單位 10樓至12樓、15至20樓之D單位 10樓至12樓、15至20樓之E單位 10樓至12樓、15至20樓之H單位 8樓至12樓、15至20樓之J單位
	Unit A, 6/F - 10/F Unit B, 5/F - 12/F, 15/F - 16/F Unit C, 9/F - 12/F, 15/F - 16/F Unit D, 5/F - 12/F, 15/F - 16/F	Unit D, 10/F - 12/F, 15/F - 17/F	Unit C, 16/F - 20/F Unit D, 10/F - 12/F, 15/F - 20/F Unit E, 10/F - 12/F, 15/F - 20/F Unit H, 10/F - 12/F, 15/F - 20/F Unit J, 8/F - 12/F, 15/F - 20/F

相關條款及細則 Relevant terms and conditions:

(1) 該傢俱將於有關住宅物業買賣成交時以「買賣成交時之現狀」交付予買方。

The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the Relevant Residential Property(ies) in “as-is condition as of the time of completion of the sale and purchase”.

(2) 賣方或任何代表賣方之人士沒有亦不會就該傢俱或其任何部份作出任何保證、保養或陳述，尤其賣方或任何代表賣方之人士沒有亦不會就該傢俱或其包含的任何組件、配件或部分之狀況、狀態、類型、設計、功能、品質或適用之用途，及其是否或會否處於可運作狀態作出任何保證、保養或陳述。

No warranty, maintenance or representation whatsoever is or will be given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture or any part thereof. In particular, no warranty, maintenance or representation whatsoever is or will be given as to the condition, state, type, design, functionality, quality or fitness for purpose of any of the Furniture and/or any component, accessory or part comprised in the Furniture or as to whether any of the Furniture is or will be in working condition.

(3) 若買方未能遵守、履行或符合臨時買賣合約或正式買賣合約所載之任何條款或條件，或若有關住宅物業之買賣根據臨時買賣合約、正式買賣合約內任何條款或法律被廢除、取消或撤銷，賣方將沒有任何責任將該傢俱或其任何部分交付或移交予買方。

In the event that the Purchaser shall fail to observe, perform or comply with any of the terms and conditions contained in the relevant preliminary agreement for sale and purchase or the relevant formal agreement for sale and purchase, or if the sale and purchase of the Relevant Residential Property(ies) is annulled, cancelled or rescinded pursuant to any provisions of the relevant preliminary agreement for sale and purchase, the relevant formal agreement for sale and purchase or at law, the Vendor shall not be obliged to deliver or hand over to the Purchaser the Furniture, or any of it whatsoever.

(4) 傢俱優惠受其他條款及細則約束。詳情請參閱相關交易文件。

The Furniture Offer is subject other terms and conditions. Please refer to the relevant transaction document(s) for details.

**(f) 「代繳從價印花稅」優惠 "Ad Valorem Stamp Duty" Benefit**

受下述條款及細則約束，買方凡於 2024 年 10 月 20 日或之前簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項日期數其他已發出或將發出之價單內)，「代繳從價印花稅」優惠金額相等就正式買賣合約須繳付之從價印花稅的實際金額或成交金額的 1.5%，以較低者為準。

Subject to the following terms and conditions, "Ad Valorem Stamp Duty" Benefit will be offered to the Purchaser if the Purchaser signs the preliminary agreement for sale and purchase on or before 20<sup>th</sup> October 2024 to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development). The amount of "Ad Valorem Stamp Duty Benefit" is equal to the actual amount of ad valorem stamp duty payable on the formal agreement for sale and purchase or 1.5% of the Transaction Price, whichever is lower.

指定住宅物業：

Designated residential properties:

第 3 座之 J 單位<sup>#</sup>

Unit J of Tower 3<sup>#</sup>

<sup>#</sup>為免疑問，「代繳從價印花稅」優惠將不適用於本價單生效日之前，已就購買本價單或發展項日期數其他已發出之價單中任何指明住宅物業簽署臨時買賣合約的買家。

<sup>#</sup>For the avoidance of doubt, the "Ad Valorem Stamp Duty" Benefit shall not be offered to the Purchaser(s) who signed the preliminary agreement for sale and purchase before the valid date of this price list to purchase any specified residential properties in this price list or other price list(s) issued of the Phase of the Development.

相關條款及細則 Relevant terms and conditions:

(1) 「代繳從價印花稅」優惠只作繳付正式買賣合約之從價印花稅之用。

The "Ad Valorem Stamp Duty" Benefit shall be used for the purpose of payment of the ad valorem stamp duty on the formal agreement for sale and purchase only.

(2) 若買方未能遵守、履行及符合臨時合約或正式買賣合約內的任何條款及條件或未能完成購買有關住宅物業或未能按照正式買賣合約的條款及條件付清成交金額餘款，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局申請取回已付之正式買賣合約應付之從價印花稅及應賣方要求向賣方提供所有就申請該項退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the preliminary agreement for sale and purchase or the formal agreement for sale and purchase or to complete the purchase of the relevant residential property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the formal agreement for sale and purchase, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty" Benefit and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty" Benefit paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the formal agreement for sale and purchase from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

(3) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及不能轉移，及只能由買方本人行使及享用。

All the rights and benefits conferred on the Purchaser upon the terms and conditions under this paragraph are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

(4) 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅及印花稅署徵收之罰款 (如適用)。「代繳從價印花稅」優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty" Benefit is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty" Benefit or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty" Benefit (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

**(g) 「代繳從價印花稅」優惠 "Ad Valorem Stamp Duty" Benefit**

受下述條款及細則約束，買方凡於 2024 年 10 月 20 日或之前簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項日期數其他已發出或將發出之價單內)，「代繳從價印花稅」優惠金額相等就正式買賣合約須繳付之從價印花稅的實際金額或成交金額的 2.25%，以較低者為準。

Subject to the following terms and conditions, "Ad Valorem Stamp Duty" Benefit will be offered to the Purchaser if the Purchaser signs the preliminary agreement for sale and purchase on or before 20<sup>th</sup> October 2024 to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development). The amount of "Ad Valorem Stamp Duty Benefit" is equal to the actual amount of ad valorem stamp duty payable on the formal agreement for sale and purchase or 2.25% of the Transaction Price, whichever is lower.

指定住宅物業：

Designated residential properties:

第 3 座之 B 單位<sup>#</sup>

Unit B of Tower 3<sup>#</sup>

為免疑問，「代繳從價印花稅」優惠將不適用於本價單生效日之前，已就購買本價單或發展項日期數其他已發出之價單中任何指明住宅物業簽署臨時買賣合約的買家。

<sup>#</sup>For the avoidance of doubt, the "Ad Valorem Stamp Duty" Benefit shall not be offered to the Purchaser(s) who signed the preliminary agreement for sale and purchase before the valid date of this price list to purchase any specified residential properties in this price list or other price list(s) issued of the Phase of the Development.

相關條款及細則 Relevant terms and conditions:

(1) 「代繳從價印花稅」優惠只作繳付正式買賣合約之從價印花稅之用。

The "Ad Valorem Stamp Duty" Benefit shall be used for the purpose of payment of the ad valorem stamp duty on the formal agreement for sale and purchase only.

(2) 若買方未能遵守、履行及符合臨時合約或正式買賣合約內的任何條款及條件或未能完成購買有關住宅物業或未能按照正式買賣合約的條款及條件付清成交金額餘款，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局申請取回已付之正式買賣合約應付之從價印花稅及應賣方要求向賣方提供所有就申請該項退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the preliminary agreement for sale and purchase or the formal agreement for sale and purchase or to complete the purchase of the relevant residential property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the formal agreement for sale and purchase, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty" Benefit and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty" Benefit paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the formal agreement for sale and purchase from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

(3) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及不能轉移，及只能由買方本人行使及享用。

All the rights and benefits conferred on the Purchaser upon the terms and conditions under this paragraph are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

(4) 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅及印花稅署徵收之罰款（如適用）。「代繳從價印花稅」優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty" Benefit is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty" Benefit or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty" Benefit (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

**(h) 「星級傢俬」禮券優惠 "Deluxe Furniture" Voucher Benefit**

買方凡於 2024 年 10 月 20 日或之前簽署臨時合約購買任何下列指定住宅物業（下列指定住宅物業部分包括於此價單內，部份包括與發展項目其他不同價單內）而不選擇「星級傢俬」折扣優惠，可獲得由賣方安排並由指定傢俬公司提供的傢俬禮券作為贈品，該禮券可於賣方指定之傢俬公司換領特色設計傢俬。詳情以相關交易文件條款及條件為準。為免疑問，就購買每個指明住宅物業，買方只可享有第(4)(ii)(f)段所述之「星級傢俬」折扣優惠或「星級傢俬」禮券優惠的其中一項。

The purchaser who signs the preliminary agreement for sale and purchase on or before 20<sup>th</sup> October 2024 to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development) and not choosing the "Deluxe Furniture" Discount Benefit will receive furniture voucher(s) arranged by the Vendor and provided by the designated furniture company as gift, and the said furniture voucher(s) may be used to redeem specially designated furniture from the furniture company designated by the Vendor. Subject to the terms and conditions of the relevant transaction documents. For the avoidance of doubt, for the purchase of each specified residential property, the Purchaser is only entitled to either the "Deluxe Furniture" Discount Benefit as set out in paragraph (4)(ii)(f) or the "Deluxe Furniture" Voucher Benefit.

指定住宅物業：

Designated residential properties:

第 3 座之 J 單位<sup>#</sup>

Unit J of Tower 3<sup>#</sup>

<sup>#</sup>為免疑問，「星級傢俬」禮券優惠將不適用於本價單生效日之前，已就購買本價單或發展項目期數其他已發出之價單中任何指明住宅物業簽署臨時買賣合約的買家。

<sup>#</sup>For the avoidance of doubt, the "Deluxe Furniture" Voucher Benefit shall not be offered to the Purchaser(s) who signed the preliminary agreement for sale and purchase before the valid date of this price list to purchase any specified residential properties in this price list or other price list(s) issued of the Phase of the Development.

4 (iv) **誰人負責支付買賣發展項目期數中的指明住宅物業的有關律師費及印花稅：**

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

(a) 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、按揭及轉讓契等法律文件，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作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他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, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser.

4 (v) **買方須為就買賣發展項目期數中的指明住宅物業簽立任何文件而支付的費用：**

**Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase of the Development:**

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關按揭之律師費及其他費用均由買方負責及繳付。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

5 賣方已委任地產代理在發展項目期數中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase of 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  
晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED  
迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED  
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  
仲量聯行有限公司 JONES LANG LASALLE LIMITED  
冼氏集團有限公司(建富物業) SIN'S GROUP LIMITED (KIN FU REALTY)  
萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED  
領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED  
祥益地產代理有限公司 MANY WELLS PROPERTY AGENT 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  
第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED  
搜房(香港)集團有限公司 SOUFUN (HONG KONG) GROUP LIMITED  
贏家物業代理有限公司 V PLUS PROPERTY AGENCY LIMITED

請注意：任何人可委任任何地產代理在購買發展項目期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase of the Development. Also, that person does not necessarily have to appoint any estate agent.

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賣方就發展項目期數指定的互聯網網站的網址為: [www.goldcoastbay.hk](http://www.goldcoastbay.hk)

The address of the website designated by the vendor for the Phase of the Development is: [www.goldcoastbay.hk](http://www.goldcoastbay.hk)