

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	港島南岸的第3C期 (Blue Coast II) Phase 3C of THE SOUTHSIDE (Blue Coast II)	期數 (如有) Phase No. (if any)	第3C期 Phase 3C
發展項目期數位置 Location of the Phase of the Development	香葉道11號 No. 11 Heung Yip Road		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			558

印製日期 Date of Printing	價單編號 Number of Price List
14/8/2025	6

修改價單(如有)

Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	6樓 6/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$18,548,000	263,186 (24,437)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	7樓 7/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,713,000	260,359 (24,183)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	7樓 7/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$18,919,000	268,450 (24,926)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	8樓 8/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,809,000	262,692 (24,400)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	8樓 8/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,297,000	273,813 (25,424)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	9樓 9/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,897,000	264,831 (24,598)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	9樓 9/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,397,000	275,232 (25,556)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	10樓 10/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$10,969,000	266,581 (24,761)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	10樓 10/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,498,000	276,665 (25,689)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	11樓 11/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,040,000	268,306 (24,921)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	11樓 11/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,599,000	278,099 (25,822)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	12樓 12/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,110,000	270,008 (25,079)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	12樓 12/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,696,000	279,475 (25,950)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	15樓 15/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,183,000	271,782 (25,244)	---	---	---	---	---	---	---	---	---	

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	15樓 15/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,793,000	280,851 (26,078)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	16樓 16/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,222,000	272,729 (25,332)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	16樓 16/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,882,000	282,114 (26,195)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	17樓 17/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,267,000	273,823 (25,433)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	17樓 17/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,971,000	283,377 (26,312)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	18樓 18/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,306,000	274,771 (25,521)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	18樓 18/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,061,000	284,654 (26,431)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	19樓 19/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,345,000	275,719 (25,609)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	19樓 19/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,150,000	285,917 (26,548)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	20樓 20/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,385,000	276,691 (25,700)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	20樓 20/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,241,000	287,208 (26,668)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	21樓 21/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,533,000	280,288 (26,034)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	21樓 21/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,353,000	288,797 (26,816)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	22樓 22/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,597,000	281,843 (26,178)	---	---	---	---	---	---	---	---	---	

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	22樓 22/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,464,000	290,372 (26,962)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	23樓 23/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,660,000	283,374 (26,321)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	23樓 23/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,577,000	291,976 (27,111)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	25樓 25/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,724,000	284,930 (26,465)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	25樓 25/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,690,000	293,579 (27,260)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	26樓 26/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,789,000	286,509 (26,612)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	26樓 26/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,804,000	295,197 (27,410)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	27樓 27/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,853,000	288,065 (26,756)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	27樓 27/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,917,000	296,800 (27,559)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	28樓 28/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,919,000	289,669 (26,905)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	28樓 28/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,034,000	298,460 (27,713)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	29樓 29/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,983,000	291,224 (27,050)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	29樓 29/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,150,000	300,106 (27,866)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	30樓 30/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,050,000	292,852 (27,201)	---	---	---	---	---	---	---	---	---	

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	30樓 30/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,266,000	301,752 (28,018)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	31樓 31/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,172,000	295,817 (27,476)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	31樓 31/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,372,000	303,256 (28,158)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	32樓 32/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,310,000	299,171 (27,788)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	32樓 32/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,479,000	304,775 (28,299)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	33樓 33/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,357,000	300,314 (27,894)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	33樓 33/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,692,000	307,797 (28,580)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	35樓 35/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,417,000	301,772 (28,029)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	35樓 35/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,910,000	310,890 (28,867)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	36樓 36/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,463,000	302,890 (28,133)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	37樓 37/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,511,000	304,056 (28,242)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	37樓 37/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,108,000	313,700 (29,128)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	38樓 38/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,589,000	305,952 (28,418)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	38樓 38/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,207,000	315,105 (29,258)	---	---	---	---	---	---	---	---	---	

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	39樓 39/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,637,000	307,118 (28,526)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	39樓 39/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,307,000	316,524 (29,390)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	40樓 40/F	F	41.147 (443) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,719,000	309,111 (28,711)	---	---	---	---	---	---	---	---	---	
第3座 Tower 3	40樓 40/F	G	70.475 (759) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,485,000	319,049 (29,625)	---	---	---	---	---	---	---	---	---	

第三部份：其他資料 Part 3 : Other Information

1) 準買家應參閱發展項日期數的售樓說明書，以了解該發展項日期數的資料。
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 段內：(a) 「售價」指本價單第二部份表中所列之售價，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；(b) 「賣方」指香港鐵路有限公司，而「如此聘用的人」指建鋒投資有限公司，即獲香港鐵路有限公司聘用作統籌和監管發展項日期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this paragraph 4: (a) "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; (b) "Vendor" means MTR Corporation Limited and "Person so Engaged" means Queen Investments Limited, the person engaged by MTR Corporation Limited to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase of the Development.

4)(i) **支付條款：**
Terms of Payment :

(一) 即供 138 付款計劃 – 照售價減 6%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 95% 成交金額餘款於買方簽署臨時買賣合約後 138 天內繳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 天內繳付，以較早者為準。

(1) 138 Immediate Payment Plan – 6% discount from the Price

1. 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. 95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 138 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.

(二) 建築期付款計劃 – 照售價減 4.5%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 1% 部分成交金額於買方簽署臨時買賣合約後 90 天內繳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 天內繳付，以較早者為準。
3. 成交金額 1% 部分成交金額於買方簽署臨時買賣合約後 180 天內繳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 天內繳付，以較早者為準。
4. 成交金額 93% 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 天內繳付。

(2) Regular Payment Plan – 4.5% discount from the Price

1. 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. 1% of the Transaction Price being a part payment of the Transaction Price 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.
3. 1% of the Transaction Price being a part payment 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.
4. 93% 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) **售價獲得折扣的基礎: The basis on which any discount on the price is available:**

(a) 見 4(i)。

See 4(i).

(b) 「BLUE STAR」一鍵穿梭優惠

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 3% 折扣。

“BLUE STAR” One-click Shuttle Benefit

An extra 3% 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) 2 站到金鐘優惠

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。

2 Stops to Admiralty Benefit

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) 入伙倒數優惠

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。

Countdown To Move-In Benefit

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) 雙會所享樂優惠

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。

Two Clubhouses Enjoyable Benefit

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.

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

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

第 4)(iii)段所述之贈品、財務優惠或利益由如此聘用的人提供或安排(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

The gift, financial advantage or benefit stated in paragraph 4)(iii) is offered or arranged by the Person so Engaged (“the Developer’s Offers”). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

(a) 「成交金額 85%[®] 第一按揭」安排

買方可向 “Winchesto Finance Company Limited” 或如此聘用的人介紹之其他公司(「介紹之第一承按人」)申請最高達成交金額之 85%[®] 或住宅物業估價(由介紹之第一承按人釐定)之 85%[®] (以較低者為準)之第一按揭(「第一按揭」)。
第一按揭及其申請受以下條款及條件規限：

1. 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件證明第一按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 買方須以住宅物業之第一衡平法按揭(如適用)及第一法定按揭作抵押。第一按揭年期必須不長於 25 年。
3. 第一按揭首 36 個月的年利率以介紹之第一承按人引用之最優惠利率(P)減 2.5% (P-2.5%)計算。其後的年利率則以最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5.25%。最終按揭利率以介紹之第一承按人審批結果而定，賣方或如此聘用的人並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第一按揭之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。

第一按揭條款及條件及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及條件及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第一承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方或如此聘用的人並無亦不得被視作就第一按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第一按揭的批核或不批核及/或任何第一按揭相關事宜而向如此聘用的人及/或賣方提出任何申索。

[®] 在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “first mortgage for 85% of Transaction Price[®]”

The Purchaser may apply to “Winchesto Finance Company Limited” or any other company referred by the Person so Engaged (the “**Referred First Mortgagee**”) for first mortgage with a maximum loan amount equivalent to 85% of the Transaction Price[®] or 85% of the valuation of the residential property[®] (as determined by the Referred First Mortgagee) (whichever is lower) (the “**First Mortgage**”). The First Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall provide sufficient documentary proof of income in accordance with the requirements of the Referred First Mortgagee to prove that the total amount of monthly installment of the First Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The First Mortgage shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 36 months of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.5% (P-2.5%). The interest rate for the rest of the term of the First Mortgage shall be Prime Rate (P). P is subject to fluctuation. P as at the date of this price list is 5.25% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the First Mortgage must be prepared by the solicitors’ firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the relevant arrangements and the approval of applications thereof for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor or the Person so Engaged (both of whom shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement for sale and purchase and pay the full Transaction Price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor or the Person so Engaged in respect of the terms and conditions and the relevant arrangements and the approval of applications thereof for the First Mortgage. The Purchaser shall have no claim whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage and/or any matters relating to the First Mortgage.

[®] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

(b) 「成交金額 30%[®] 第二按揭」安排

買方可向“Starcom Venture Limited”或如此聘用的人介紹之其他公司（「介紹之第二承按人」）申請最高達成交金額之 30%[®] 或住宅物業估價（由介紹之第二承按人釐定）之 30%[®]（以較低者為準）之第二按揭（「第二按揭」）。第一按揭加第二按揭總貸款額合共不超過成交金額之 80%[®] 或住宅物業估價之 80%[®]（以較低者為準），第二按揭及其申請受以下條款及條件規限：

1. 買方須先確定第一按揭銀行/財務機構同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 買方須以住宅物業之第二衡平法按揭(如適用)及第二法定按揭作抵押。第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。
3. 第二按揭首 36 個月的年利率以介紹之第二承按人引用之最優惠利率(P)減 2.5% (P-2.5%)計算。其後的年利率以最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5.25%。最終按揭利率以介紹之第二承按人審批結果而定，賣方或如此聘用的人並無就其作出，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。
4. 所有第二按揭之文件必須由介紹之第二承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向第一按揭銀行/財務機構及介紹之第二承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件及申請手續。

第二按揭條款及條件及批核條件僅供參考，介紹之第二承按人保留不時更改第二按揭條款及條件及批核條件的權利。

有關第二按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第二承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方或如此聘用的人並無或不得被視為就第二按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第二按揭的批核或不批核及/或任何第二按揭相關事宜而向如此聘用的人及/或賣方提出任何申索。

[®] 在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “second mortgage for 30% of Transaction Price[®]”

The Purchaser may apply to “Starcom Venture Limited” or any other company referred by the Person so Engaged (the “**Referred Second Mortgagee**”) for second mortgage with a maximum loan amount equivalent to 30% of the Transaction Price[®] or 30% of the valuation of the residential property[®] (as determined by the Referred Second Mortgagee) (whichever is lower) (the “**Second Mortgage**”). The total loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price[®] or 80% of the valuation of the residential property[®] (whichever is lower). The Second Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank/financial institution consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, the Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The Second Mortgage shall be secured by a second equitable mortgage (if applicable) and a second legal mortgage over the residential property. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.
3. The interest rate of the first 36 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.5% (P-2.5%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate (P). P is subject to fluctuation. P as at the date of this price list is 5.25% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the Second Mortgage must be prepared by the solicitors’ firm designated by the Referred Second Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with the first mortgagee bank/financial institution and Padraic Finance Limited, the service agency of the Referred Second Mortgagee on details of the terms and conditions, approval conditions and application procedures of the first mortgage and the Second Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the Second Mortgage are for reference only. The Referred Second Mortgagee reserves the right to change the terms and conditions and approval conditions of the Second Mortgage from time to time as it sees fit.

The terms and conditions and the relevant arrangements and the approval of applications thereof for the Second Mortgage are subject to the final decision of the Referred Second Mortgagee, and are not related to the Vendor or the Person so Engaged (both of whom shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement for sale and purchase and pay the full Transaction Price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor or the Person so Engaged in respect of the terms and conditions and the relevant arrangements and the approval of applications thereof for the Second Mortgage. The Purchaser shall have no claim whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval or disapproval of the Second Mortgage and/or any matters relating to the Second Mortgage.

[®] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

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/或轉讓契等法律文件，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 including the agreement for sale and purchase, mortgage and assignment, etc. in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment for the Purchaser. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of legal documents such as the agreement for sale and purchase, mortgage and/or assignment, etc. in relation to the purchase, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概要有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何「額外印花稅」(按《印花稅條例》所定義)(如有)、「買家印花稅」(按《印花稅條例》所定義)(如有)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any "special stamp duty" defined in the Stamp Duty Ordinance (if any), any "buyer's stamp duty" defined in the Stamp Duty Ordinance (if any) and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will 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，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。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for land grant, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements, etc. 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:

賣方委任的代理：

Agent appointed by the Vendor:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：

Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

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

世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited & Franchisees

香港(國際)地產商會有限公司 及 其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members

香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members

鈞洋置業有限公司 Grand Ocean Properties Limited

世一(亞洲)集團有限公司 Top World (Asia) Group Limited

高力國際物業顧問(香港)有限公司 Colliers International (Hong Kong) Limited

第一太平戴維斯住宅代理有限公司 Savills Realty Limited

太陽物業香港代理有限公司 Sunrise Property HK Agency Limited

輝騰置業有限公司 Fidelity Real Estate Limited

迎富地產代理有限公司 Easywin Property Agency Limited

名城地產代理有限公司 Festival Home Property Agency Limited

植銘資本有限公司 Alaw Tree & Capital Limited

List International Realty Limited

香港鴻銀物業有限公司 Hong Kong Grand Silver Property Limited

搜房(香港)集團有限公司 Soufun (Hong Kong) Group Limited

知己亞洲投資有限公司 Ipartner Asia Limited

專業地產有限公司 Professional Properties Limited

領域房地產顧問有限公司 Landscape Realty 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.

6) 賣方就發展項目期數指定的互聯網網站的網址為: **www.bluecoast.hk/phase3C**

The address of the website designated by the vendor for the Phase of the Development is: **www.bluecoast.hk/phase3C**