

# 價單 Price List

## 第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of the Development	KOKO HILLS 發展項目 KOKO HILLS DEVELOPMENT	期數 (如有) Phase No. (if any)	第一期 (即KOKO HILLS) Phase 1 (i.e.,KOKO HILLS)
發展項目位置 Location of Development	未有該項資料 The information is not yet available		
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)			413

印製日期 Date of Printing	價單編號 Number of Price List
04 July 2020	2

## 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, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 3 第3座	19	A@	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	21,165,000	295,716 (27,487)	--	--	--	--	--	--	--	--	--	
	17	A@	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,913,000	292,195 (27,160)	--	--	--	--	--	--	--	--	--	
	16	A@	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,830,000	291,036 (27,052)	--	--	--	--	--	--	--	--	--	
	15	A@	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,747,000	289,876 (26,944)	--	--	--	--	--	--	--	--	--	
	12	A@	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,664,000	288,716 (26,836)	--	--	--	--	--	--	--	--	--	
	11	A@	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,582,000	287,571 (26,730)	--	--	--	--	--	--	--	--	--	
	10	A@	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,500,000	286,425 (26,623)	--	--	--	--	--	--	--	--	--	
	9	A	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,418,000	285,279 (26,517)	--	--	--	--	--	--	--	--	--	
	8	A	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,337,000	284,147 (26,412)	--	--	--	--	--	--	--	--	--	
	7	A	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,175,000	281,884 (26,201)	--	--	--	--	--	--	--	--	--	
	6	A	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,095,000	280,766 (26,097)	--	--	--	--	--	--	--	--	--	
	5	A	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	20,015,000	279,648 (25,994)	--	--	--	--	--	--	--	--	--	
	3	A	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	19,935,000	278,531 (25,890)	--	--	--	--	--	--	--	--	--	
	2	A	71.572 (770) 露台 Balcony : 2.362 (25) 工作平台 Utility Platform : 0.000 (0)	19,856,000	277,427 (25,787)	--	--	--	--	--	--	--	--	--	
10	B	43.251 (466) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,606,000	291,461 (27,052)	--	--	--	--	--	--	--	--	--		

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 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
Tower 3 第3座	9	B	43.251 (466) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,556,000	290,305 (26,944)	--	--	--	--	--	--	--	--	--	--
	6	B	43.251 (466) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,357,000	285,704 (26,517)	--	--	--	--	--	--	--	--	--	--
	5	B	43.251 (466) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,308,000	284,571 (26,412)	--	--	--	--	--	--	--	--	--	--
	3	B	43.251 (466) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,259,000	283,439 (26,307)	--	--	--	--	--	--	--	--	--	--
	2	B	43.251 (466) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,210,000	282,306 (26,202)	--	--	--	--	--	--	--	--	--	--
	23	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,699,000	314,334 (29,232)	--	--	--	--	--	--	--	--	--	--
	22	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,673,000	313,571 (29,161)	--	--	--	--	--	--	--	--	--	--
	21	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,646,000	312,777 (29,087)	--	--	--	--	--	--	--	--	--	--
	20	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,619,000	311,984 (29,014)	--	--	--	--	--	--	--	--	--	--
	19	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,593,000	311,220 (28,943)	--	--	--	--	--	--	--	--	--	--
	18	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,567,000	310,456 (28,872)	--	--	--	--	--	--	--	--	--	--
	17	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,498,000	308,429 (28,683)	--	--	--	--	--	--	--	--	--	--
	16	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,472,000	307,665 (28,612)	--	--	--	--	--	--	--	--	--	--
	15	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,446,000	306,901 (28,541)	--	--	--	--	--	--	--	--	--	--
	12	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,420,000	306,137 (28,470)	--	--	--	--	--	--	--	--	--	--
11	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,394,000	305,374 (28,399)	--	--	--	--	--	--	--	--	--	--	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 3 第3座	10	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,353,000	304,169 (28,287)	--	--	--	--	--	--	--	--	--	
	9	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,311,000	302,935 (28,172)	--	--	--	--	--	--	--	--	--	
	8	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,270,000	301,730 (28,060)	--	--	--	--	--	--	--	--	--	
	7	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,189,000	299,351 (27,839)	--	--	--	--	--	--	--	--	--	
	6	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,148,000	298,146 (27,727)	--	--	--	--	--	--	--	--	--	
	5	C	34.037 (366) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,108,000	296,971 (27,617)	--	--	--	--	--	--	--	--	--	
	23	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	21,283,000	297,793 (27,676)	--	--	--	--	--	--	--	--	--	
	22	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	21,198,000	296,604 (27,566)	--	--	--	--	--	--	--	--	--	
	21	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	21,113,000	295,415 (27,455)	--	--	--	--	--	--	--	--	--	
	20	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	21,029,000	294,239 (27,346)	--	--	--	--	--	--	--	--	--	
	19	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,946,000	293,078 (27,238)	--	--	--	--	--	--	--	--	--	
	18	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,862,000	291,903 (27,129)	--	--	--	--	--	--	--	--	--	
	17	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,696,000	289,580 (26,913)	--	--	--	--	--	--	--	--	--	
	16	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,614,000	288,433 (26,806)	--	--	--	--	--	--	--	--	--	
15	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,532,000	287,285 (26,700)	--	--	--	--	--	--	--	--	--		
12	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,450,000	286,138 (26,593)	--	--	--	--	--	--	--	--	--		

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 3 第3座	11	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,369,000	285,005 (26,488)	--	--	--	--	--	--	--	--	--	
	10	D@	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,287,000	283,857 (26,381)	--	--	--	--	--	--	--	--	--	
	9	D	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,207,000	282,738 (26,277)	--	--	--	--	--	--	--	--	--	
	8	D	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	20,126,000	281,605 (26,172)	--	--	--	--	--	--	--	--	--	
	7	D	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	19,966,000	279,366 (25,964)	--	--	--	--	--	--	--	--	--	
	6	D	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	19,887,000	278,261 (25,861)	--	--	--	--	--	--	--	--	--	
	5	D	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	19,808,000	277,155 (25,758)	--	--	--	--	--	--	--	--	--	
	3	D	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	19,729,000	276,050 (25,655)	--	--	--	--	--	--	--	--	--	
	2	D	71.469 (769) 露台 Balcony : 2.492 (27) 工作平台 Utility Platform : 1.500 (16)	19,650,000	274,944 (25,553)	--	--	--	--	--	--	--	--	--	
	19	F	42.883 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,213,000	284,798 (26,435)	--	--	--	--	--	--	--	--	--	
	18	F	42.883 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,164,000	283,656 (26,329)	--	--	--	--	--	--	--	--	--	
	17	F	42.883 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,068,000	281,417 (26,121)	--	--	--	--	--	--	--	--	--	
	16	F	42.883 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,020,000	280,298 (26,017)	--	--	--	--	--	--	--	--	--	
	20	G	43.006 (463) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,511,000	290,913 (27,022)	--	--	--	--	--	--	--	--	--	
	19	G	43.006 (463) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,278,000	285,495 (26,518)	--	--	--	--	--	--	--	--	--	
17	G	43.006 (463) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,132,000	282,100 (26,203)	--	--	--	--	--	--	--	--	--		

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 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
Tower 3 第3座	16	G	43.006 (463) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,084,000	280,984 (26,099)	--	--	--	--	--	--	--	--	--	
	1	G	40.675 (438) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	11,011,000	270,707 (25,139)	--	--	--	2.720 (29)	--	--	--	--	--	
Tower 5 第5座	18	A@	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	20,910,000	292,374 (27,156)	--	--	--	--	--	--	--	--	--	
	17	A@	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	20,744,000	290,053 (26,940)	--	--	--	--	--	--	--	--	--	
	16	A@	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	20,662,000	288,906 (26,834)	--	--	--	--	--	--	--	--	--	
	15	A@	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	20,579,000	287,746 (26,726)	--	--	--	--	--	--	--	--	--	
	12	A@	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	20,498,000	286,613 (26,621)	--	--	--	--	--	--	--	--	--	
	9	A	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	20,254,000	283,201 (26,304)	--	--	--	--	--	--	--	--	--	
	7	A	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	20,013,000	279,832 (25,991)	--	--	--	--	--	--	--	--	--	
	6	A	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	19,933,000	278,713 (25,887)	--	--	--	--	--	--	--	--	--	
	3	A	71.518 (770) 露台 Balcony : 2.440 (26) 工作平台 Utility Platform : 1.500 (16)	19,291,000	269,736 (25,053)	--	--	--	--	--	--	--	--	--	
	21	F	62.276 (670) 露台 Balcony : 2.142 (23) 工作平台 Utility Platform : 0.000 (0)	18,109,000	290,786 (27,028)	--	--	--	--	--	--	--	--	--	
	20	F	62.276 (670) 露台 Balcony : 2.142 (23) 工作平台 Utility Platform : 0.000 (0)	17,859,000	286,772 (26,655)	--	--	--	--	--	--	--	--	--	
	19	F	62.276 (670) 露台 Balcony : 2.142 (23) 工作平台 Utility Platform : 0.000 (0)	17,526,000	281,425 (26,158)	--	--	--	--	--	--	--	--	--	
	17	F	62.276 (670) 露台 Balcony : 2.142 (23) 工作平台 Utility Platform : 0.000 (0)	17,317,000	278,069 (25,846)	--	--	--	--	--	--	--	--	--	
8	F	62.276 (670) 露台 Balcony : 2.142 (23) 工作平台 Utility Platform : 0.000 (0)	16,840,000	270,409 (25,134)	--	--	--	--	--	--	--	--	--		

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower 5 第5座	1	F#	60.134 (647) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	17,306,000	287,791 (26,748)	--	--	--	31.535 (339)	--	--	--	--	--	--

### 第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

(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)

如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。

Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "transaction price" means the actual price of the residential property set out in the 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) 註：在本第(4)段中，「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "transaction price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the transaction price.

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\$100,000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「貝克·麥堅時律師事務所」。

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\$100,000 being part of the preliminary deposit must be paid by cashier orders 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 "BAKER & MCKENZIE".

#### 支付條款 Terms of Payment

##### (A) 120天現金優惠付款計劃 120-day Cash Payment Plan (照售價減8%) (8% discount from the Price)

(1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額95%即成交金額之餘款須於買方簽署臨時合約後120天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起14天內付清，以較早者為準。

95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

##### (A1) 120天備用二按貸款付款計劃 120-day Standby Second Mortgage Loan Payment Plan (照售價減7%) (7% discount from the Price)

(只適用於本價單上設有符號“@”的指明住宅物業) (Only applicable to a specified residential property marked with a "@" in this price list)

(1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額95%即成交金額之餘款須於買方簽署臨時合約後120天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起14天內付清，以較早者為準。

95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

##### (B) 升級尊尚物業 188 現金優惠付款計劃 Property Upgrading Privileges 188 Cash Payment Plan (照售價減8%) (8% discount from the Price)

(此支付條款只限「KOKO HILLS特選買家」選用) (Such terms of payment may only be chosen by a "KOKO HILLS Specific Purchaser".)

(1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後60天內再付成交金額5%作為加付訂金。

5% of the transaction price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.

(3) 成交金額90%即成交金額之餘款須於買方簽署臨時合約後188天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起14天內付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 188 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

「KOKO HILLS特選買家」指購買本價單所列之住宅物業且

"KOKO HILLS Specific Purchaser" means a purchaser who purchases a residential property listed in this price list and,

1) 是或只包括個人的買方，而該買方於簽署臨時買賣合約時屬或包括任何KOKO HILLS特選住宅物業之住戶（或構成該住戶之任何人士）或業主（或構成該業主之任何人士）；或

is or only includes individual(s) and when signing the preliminary agreement for sale and purchase, is or includes a resident (or any person comprising that resident) or owner (or any person comprising that owner) of any residential property in any KOKO HILLS Specific Residential Property; OR



- 2) 是或只包括公司的買方、而該買方於簽署臨時買賣合約時，屬或包括任何KOKO HILLS特選住宅物業之業主(或構成該業主之任何人士)、或該買方(或組成該買方之任何公司)之任何一位董事屬任何KOKO HILLS特選住宅物業之住戶(或構成該住戶之任何人士)或業主(或構成該業主之任何人士)  
is or only includes company(ies) and when signing the preliminary agreement for sale and purchase, that purchaser is or includes an owner (or any person comprising that owner) of any KOKO HILLS Specific Residential Property or any director of that purchaser (or any company comprising that purchaser) is a resident (or any person comprising that resident) or owner (or any person comprising that owner) of any KOKO HILLS Specific Residential Property

惟該買方必須已出示令賣方滿意之有效證明文件證明其符合前述要求。賣方就任何買方是否「KOKO HILLS特選買家」的決定為最終決定。特選住宅物業指麗港城、匯景花園、太古城、康怡花園之任何住宅物業。

Provided That the purchaser has provided relevant supporting documents to the satisfaction of the Vendor to prove that the aforesaid requirement is met. The Vendor's determination as to whether a purchaser is a "KOKO HILLS Specific Purchaser" shall be final. "KOKO HILLS Specific Residential Property" means any residential property in any phase of Laguna City, Sceneway Garden, Tai Koo Shing and Kornhill.

**(B1) 升級尊尚物業 188 備用二按貸款付款計劃 Property Upgrading Privileges 188 Standby Second Mortgage Loan Payment Plan (照售價減7%) (7% discount from the Price)**  
**(只適用於本價單上設有符號“@”的指明住宅物業)(Only applicable to a specified residential property marked with a “@” in this price list)**  
**(此支付條款只限「KOKO HILLS特選買家」選用)(Such terms of payment may only be chosen by a “KOKO HILLS Specific Purchaser”).**

- 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。  
5% of the transaction price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- 成交金額 90%即成交金額之餘款須於買方簽署臨時合約後 188 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。  
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 188 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

「KOKO HILLS特選買家」指購買本價單所列之住宅物業且

“KOKO HILLS Specific Purchaser” means a purchaser who purchases a residential property listed in this price list and,

- 是或只包括個人的買方、而該買方於簽署臨時買賣合約時屬或包括任何KOKO HILLS 特選住宅物業之住戶(或構成該住戶之任何人士)或業主(或構成該業主之任何人士)；或  
is or only includes individual(s) and when signing the preliminary agreement for sale and purchase, is or includes a resident (or any person comprising that resident) or owner (or any person comprising that owner) of any residential property in any KOKO HILLS Specific Residential Property; OR
- 是或只包括公司的買方、而該買方於簽署臨時買賣合約時，屬或包括任何KOKO HILLS特選住宅物業之業主(或構成該業主之任何人士)、或該買方(或組成該買方之任何公司)之任何一位董事屬任何KOKO HILLS特選住宅物業之住戶(或構成該住戶之任何人士)或業主(或構成該業主之任何人士)  
is or only includes company(ies) and when signing the preliminary agreement for sale and purchase, that purchaser is or includes an owner (or any person comprising that owner) of any KOKO HILLS Specific Residential Property or any director of that purchaser (or any company comprising that purchaser) is a resident (or any person comprising that resident) or owner (or any person comprising that owner) of any KOKO HILLS Specific Residential Property

惟該買方必須已出示令賣方滿意之有效證明文件證明其符合前述要求。賣方就任何買方是否「KOKO HILLS特選買家」的決定為最終決定。特選住宅物業指麗港城、匯景花園、太古城、康怡花園之任何住宅物業。

Provided That the purchaser has provided relevant supporting documents to the satisfaction of the Vendor to prove that the aforesaid requirement is met. The Vendor's determination as to whether a purchaser is a "KOKO HILLS Specific Purchaser" shall be final. "KOKO HILLS Specific Residential Property" means any residential property in any phase of Laguna City, Sceneway Garden, Tai Koo Shing and Kornhill.

**(C) 投資夢想家居 360 天現金優惠付款計劃 Dream House Investment with 360-day Cash Payment Plan (照售價減6%) (6% discount from the Price)**

- 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 120 天內再付成交金額 5% 作為加付訂金。  
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP.
- 成交金額 90%即成交金額之餘款須於買方簽署臨時合約後 360 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。  
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 360 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

**(C1) 投資夢想家居 360 天備用二按貸款付款計劃 Dream House Investment with 360-day Standby Second Mortgage Loan Payment Plan (照售價減5%) (5% discount from the Price)**  
**(只適用於本價單上設有符號“@”的指明住宅物業)(Only applicable to a specified residential property marked with a “@” in this price list)**

- 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 120 天內再付成交金額 5% 作為加付訂金。  
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP.
- 成交金額 90%即成交金額之餘款須於買方簽署臨時合約後 360 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。  
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 360 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

**(D) 靈活「置業易」600天付款計劃 Make Home Easy with Flex-600 Payment Plan (照售價減4%) (4% discount from the Price)**

- 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後120 天內再付成交金額 5% 作為加付訂金。  
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP.
- 買方須於簽署臨時合約後 360 天內再付成交金額 5% 作為部份售價價款。  
5% of the transaction price being part payment shall be paid by the Purchaser within 360 days after signing of the PASP.
- 成交金額 85%即成交金額之餘款須於買方簽署臨時合約後 600 天內由買方繳付或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。  
85% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 600 days after signing of the PASP or within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(E) **建築期付款計劃 Stage Payment Plan (照售價減3%) (3% discount from the Price)**

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。  
5% of the transaction price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- (3) 成交金額 90%即成交金額之餘款須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。  
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(ii) **售價獲得折扣的基礎 The basis on which any discount on the Price is made available**

- (a) 見 4(i)。  
See 4(i).
- (b) **「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member**  
在簽署臨時買賣合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員，方可享此折扣優惠。  
A 1% discount from the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.
- (c) **早鳥優惠 Early Bird Purchase Discount**  
凡於價單1印製日期(即2020年7月2日)起計60天內(包括當日)或之前簽署臨時買賣合約購買本價單中所列之住宅物業，可獲1%售價折扣優惠。  
A 1% discount from the Price would be offered to a Purchaser who signs the Preliminary Agreement for Sale and Purchase within 60 days counting from the date of printing (i.e., 2 July 2020) of Price List 1 to purchase a residential property listed in this price list.
- (d) **"Wheelock Living" 臉書頁面讚好優惠 "Wheelock Living" Facebook Page Likers' Discount**  
凡於簽署臨時買賣合約前讚好"Wheelock Living" 臉書頁面的買家，可獲1%售價折扣優惠。  
A 1% discount from the Price would be offered to a Purchaser who has liked the "Wheelock Living" Facebook Page before signing the Preliminary Agreement for Sale and Purchase.
- (e) **Nature Elevates Your Soul 置業優惠 Nature Elevates Your Soul Discount**  
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) **Mountain Resort 置業優惠 Mountain Resort Discount**  
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。  
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (g) **印花稅優惠 Stamp Duty Discount**  
買方購買本價單中所列之住宅物業可獲8.5%售價折扣優惠。  
A 8.5% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (h) **會德豐有限公司員工置業優惠 Wheelock and Company Limited Home Purchasing Discount**  
如買方(或構成買方之任何人士)屬任何「會德豐合資格人士」，凡於2020年7月31日(包括當日)或之前簽署臨時買賣合約購買本價單中所列之住宅物業，並且沒有委任地產代理就購入住宅物業代其行事，可以獲得相等於指定金額的2.5%的折扣優惠。「指定金額」指扣除適用於上述第4(i)段(須按該買方選取之支付條款而定)及第4(ii)(b)至(g)各段的折扣後的金額。  
If the Purchaser (or any person comprising the Purchaser) is a "Qualified Person of Wheelock Group", who signs the Preliminary Agreement for Sale and Purchase on or before 31 July 2020, provided that the Purchaser did not appoint any estate agent to act for him in the purchase of the residential property(ies), a 2.5% discount from the Specified Amount would be offered. "Specified Amount" means the price after deducting the applicable discount in paragraph 4(i) (according to the terms of payment such Purchaser has selected) and paragraphs 4(ii)(b) to (g) above.

「會德豐合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親(任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在近親關係保留最終決定權)：

"Qualified Person of Wheelock Group" means any director or employee (and his/her close family member (a spouse, parent, grant parent, child, grand child or sibling of a person is a "close family member" of that person Provided That the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of the following companies or any of its subsidiaries incorporated in Hong Kong :

1. 會德豐有限公司 Wheelock and Company Limited 或 or;
2. 會德豐地產有限公司 Wheelock Properties Limited 或 or;
3. 會德豐地產(香港)有限公司 Wheelock Properties (HK) Limited 或 or;
4. 九龍倉集團有限公司 The Wharf (Holdings) Limited 或 or;
5. 九龍倉置業地產投資有限公司 Wharf Real Estate Investment Company Limited 或 or;
6. 夏利文物業管理有限公司 Harriman Property Management Limited 或 or;
7. 海港企業有限公司 Harbour Centre Development Limited 或 or;
8. 現代貨箱碼頭有限公司 Modern Terminals Limited

買方在簽署有關的臨時買賣合約前須即場提供令賣方滿意的證據證明其為會德豐合資格人士，賣方就相關買方是否會德豐合資格人士有最終決定權，而賣方之決定為最終及對買方具有約束力。

The Purchaser shall before signing of the relevant preliminary agreement for sale and purchase on the spot provide evidence for proof of being a Qualified Person of Wheelock Group to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchaser.

(iii) 可就購買該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

- (a) 見 4(ii)。  
See 4(ii).
- (b) 備用二按貸款 (只適用於本價單上設有符號“@”的指明住宅物業並選用第4(i)段中支付條款(A1)或(B1)或(C1)之買方)  
**Standby Second Mortgage Loan (Only applicable to the Purchaser who purchases the specified residential property marked with a “@” in this price list and choose Terms of Payment (A1) or (B1) or (C1) in paragraph 4(i))**  
買家可向賣方指定的二按財務機構申請備用二按貸款 (「第二按揭貸款」) (賣方或賣方指定的二按財務機構有權隨時停止提供第二按揭貸款而無須另行通知), 主要條款如下:  
Purchaser can apply for Standby Second Mortgage Loan (“second mortgage loan”) from Vendor’s designated second mortgage financing company (the Vendor or Vendor’s designated second mortgage financing company may stop providing the second mortgage loan at any time without further notice) and on the following terms:-
- A) 第二按揭貸款最高金額為成交金額的20% , 惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的80%。  
The maximum second mortgage loan amount shall be 20% of the transaction price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the transaction price.
- 第二按揭貸款首 12個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減3% p.a. (P - 3%) , 第13個月至第24個月為港元最優惠利率(P)減2% p.a.(P- 2%) , 第25個月至第36個月為港元最優惠利率(P)加2% p.a (P + 2%) , 第37個月至第48個月為港元最優惠利率(P)加3% p.a.(P + 3%) , 第49個月至第60個月為港元最優惠利率(P)加4% p.a.(P + 4%) , 其後之按揭利率為港元最優惠利率(P)加5% p.a. (P + 5%) , 利率浮動。  
最終按揭利率以賣方指定的二按財務機構最後審批結果為準。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 3% p.a. (P - 3%), the 13th month to 24th month at Hong Kong Dollar Best Lending Rate (P) minus 2% p.a. (P - 2%), the 25th month to 36th month at Hong Kong Dollar Best Lending Rate (P) plus 2% p.a. (P + 2%), the 37th month to 48th month at Hong Kong Dollar Best Lending Rate (P) plus 3% p.a. (P + 3%), the 49th month to 60th month at Hong Kong Dollar Best Lending Rate (P) plus 4% p.a. (P + 4%), thereafter at Hong Kong Dollar Best Lending Rate (P) plus 5% p.a. (P + 5%), subject to fluctuation. The final interest rate will be subject to final approval by the Vendor’s designated second mortgage financing company.
- 第二按揭貸款於貸款提款日 (「貸款提款日」) 起息, 選用第二按揭貸款的買方於貸款提款日起計首兩年內免供本金, 只須按月支付利息。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 Standby Second Mortgage Loan will accrue from the day of drawdown (“Loan Drawdown Date”), the Purchaser who chooses Standby Second Mortgage Loan will not be required to repay the principal thereof, but is obliged to pay interest thereon on a monthly basis during the first 2 years from the Loan Drawdown Date. 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.
- B) 如買方於提款日起計的 24 個月內準時並全數清還第二按揭貸款, 賣方指定的二按財務機構將會向買方退還1%之成交金額。  
If the Purchaser shall duly and fully repay the second mortgage loan within 24 months from the date of drawdown of the second mortgage loan, 1% of transaction price will be refunded to the Purchaser by the Vendor’s designated second mortgage financing company. 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.
- C) 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方申請第二按揭貸款。  
The Purchaser shall make a written application to the Vendor for a second mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.
- D) 第二按揭貸款年期最長為 20 年, 或相等於第一按揭貸款之年期, 以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan, whichever is shorter.
- E) 買方須提供足夠文件證明其還款能力, 包括但不限於提供足夠文件 (如: 最近三年之稅單或利得稅繳納通知書及最近六個月有顯示薪金存款或收入之銀行存摺/月結單) 證明每月還款 (即第一按揭貸款及第二按揭貸款及其他借貸的還款) 不超過香港金融管理局不時訂明的「供款與入息比率」上限。  
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents (for example latest 3 years’ Tax Assessment and Demand Note or Profits Tax Assessment and Demand Note and latest 6 months’ bank book/statements which show salary deposits or income) to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.
- F) 第一按揭貸款銀行須為賣方所指定及轉介之銀行, 買方並須首先得到該銀行書面同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior written consent from the first mortgagee bank to apply for a second mortgage loan.
- G) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.
- H) 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的二按財務機構)的指定律師行辦理, 買方須支付所有第二按揭貸款相關之律師費及雜費。  
All legal documents of the second mortgage shall be handled by the Vendor’s (or Vendor’s designated second mortgage financing company) designated solicitors and all legal costs and disbursements relating thereto shall be borne by the Purchaser.
- I) 第二按揭貸款批出與否及其條款, 受制於賣方指定的二按財務機構的絕對最終決定權, 與賣方無關, 且於任何情況下賣方均無需為此負責。不論貸款獲批與否, 買方仍須按買賣合約完成交易及繳付成交金額全數。  
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor’s designated second mortgage financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.
- J) 第二按揭貸款受賣方指定的二按財務機構所定的其他條款及細則約束。  
The second mortgage loan is subject to other terms and conditions as determined by the Vendor’s designated second mortgage financing company.
- K) 買方需就申請第二按揭貸款繳交港幣\$5,000不可退還的申請手續費。  
A non-refundable application fee of HK\$5,000 for the second mortgage loan will be payable by the Purchaser.
- L) 第二按揭貸款只限個人買方申請。  
Only individual Purchaser(s) are eligible to apply for the second mortgage loan.

(c) **優先認購一個住宅停車位 Priority to purchase one residential car parking space**

受制於合約，買方簽署臨時買賣合約購買任何在此價單中標有「#」的住宅物業可優先認購KOKO HILLS（即KOKO HILLS發展項目第一期）中的一個住宅停車位（售價及詳情將由賣方全權及絕對酌情決定，並容後公佈）。詳情以相關交易文件條款為準。

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential property marked with a “#” in this price list will have the priority to purchase one residential parking space in the KOKO HILLS (i.e., Phase 1 of the KOKO HILLS Development) (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). Subject to the terms and conditions of the relevant transaction documents.

(d) **提前付清樓價現金回贈（只適用於選擇第4(i)段中支付條款(E)之買方)**

**Early Settlement Cash Rebate (Only applicable to the Purchaser who has selected Terms of Payment (E) in paragraph 4(i))**

如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方可根據以下列表送出提前付清樓價現金回贈（「提前付清樓價現金回贈」）予買方：

If the Purchaser shall settle the balance of the transaction price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate (“Early Settlement Cash Rebate”) to the Purchaser in the amount according to the table below:-

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table:

付清成交金額之餘款日期^ Date of settlement of the balance of the Transaction Price^	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約日期後480日內 Within 480 days after the date of signing of the PASP	成交金額2% 2% of the transaction price

^ 以賣方代表律師實際收到款項日期計算。

The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors.

詳情以相關交易文件條款為準。

Subject to the terms and conditions of the relevant transaction documents.

(iv) **誰人負責支付買賣該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**

- (a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意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處理買賣合約、按揭及轉讓契，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 handle the agreement for sale and purchase, mortgage and assignment, 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 handle the agreement for sale and purchase, mortgage or assignment, 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(包括但不限於任何買方提名書(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

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

(v) **買方須為就買賣該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**

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，一切有關按揭之費用其他實際支出均由買方負責。

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:

賣方委任的代理：

Agents appointed by the Vendor :

會德豐地產（香港）有限公司

Wheelock Properties (Hong Kong) Limited

Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

會德豐地產（香港）有限公司委任的次代理:

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  
Ricapcorp 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 and Franchisees

云房網絡(香港)代理有限公司  
Qfang Network (Hong Kong) Agency Limited  
仲量聯行有限公司  
Jones Lang Lasalle Limited  
第一太平戴維斯(香港)有限公司  
Savills (Hong Kong) Limited  
萊坊(香港)有限公司  
Knight Frank Hong Kong Limited  
友和地產有限公司  
United Properties Limited

晉誠地產代理有限公司  
Ernest Property Agency Limited  
康城物業有限公司  
Lohas Property Ltd  
美林物業代理有限公司  
L&Lam Property Agency Limited  
香港(國際)地產商會有限公司  
Hong Kong (International) Realty Association Limited  
香港地產商會有限公司  
Hong Kong Real Estate Agencies General Association Limited

太陽物業代理有限公司  
Sunrise Property Agency Limited

請注意：任何人可委任任何地產代理在購買該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. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為：https://www.kokohills.hk

The address of the website designated by the Vendor for the Phase is: https://www.kokohills.hk