

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	臻尚 ARTISAN GARDEN	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of Development	九龍城道68號 (臨時) No. 68 Kowloon City Road (provisional)		
發展項目中的住宅物業的總數 The total number of residential properties in Development			294

印製日期 Date of Printing	價單編號 Number of Price List
19-Mar-19	3

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
-	-	無 NIL

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)) 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
臻尚 ARTISAN GARDEN	27	A1	35,865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	9,994,000	278,656 (25,891)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	28	A1	35,865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	10,094,000	281,444 (26,150)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	A1	35,865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	10,195,000	284,260 (26,412)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	30	A1	35,865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	10,297,000	287,104 (26,676)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	31	A1	35,865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	10,399,000	289,948 (26,940)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	8	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	6,796,000	244,074 (22,653)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	9	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	6,864,000	246,516 (22,880)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	10	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	6,933,000	248,994 (23,110)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	11	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,002,000	251,472 (23,340)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	12	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,072,000	253,986 (23,573)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	15	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,108,000	255,279 (23,693)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	16	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,143,000	256,536 (23,810)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	17	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,179,000	257,829 (23,930)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	18	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,251,000	260,415 (24,170)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	19	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,251,000	260,415 (24,170)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	20	A3	27,844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,287,000	261,708 (24,290)	-	-	-	-	-	-	-	-	-	-

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
臻尚 ARTISAN GARDEN	21	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,323,000	263,001 (24,410)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	22	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,360,000	264,330 (24,533)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	23	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,397,000	265,659 (24,657)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	25	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,434,000	266,988 (24,780)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	26	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,471,000	268,316 (24,903)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	27	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,508,000	269,645 (25,027)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	28	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,583,000	272,339 (25,277)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,583,000	272,339 (25,277)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	30	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,621,000	273,703 (25,403)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	31	A3	27.844 (300) 露台 Balcony: 2.221 (24); 工作平台 Utility Platform: 1.644 (18)	7,659,000	275,068 (25,530)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	8	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (-)	6,661,000	244,181 (22,656)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	9	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (-)	6,727,000	246,600 (22,881)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	10	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (-)	6,794,000	249,056 (23,109)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	11	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (-)	6,862,000	251,549 (23,340)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	12	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (-)	6,931,000	254,078 (23,575)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	15	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (-)	6,966,000	255,361 (23,694)	-	-	-	-	-	-	-	-	-	-

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
臻尚 ARTISAN GARDEN	16	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,000,000	256,608 (23,810)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	17	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,035,000	257,891 (23,929)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	18	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,106,000	260,493 (24,170)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	19	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,106,000	260,493 (24,170)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	20	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,141,000	261,776 (24,289)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	21	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,177,000	263,096 (24,412)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	22	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,213,000	264,416 (24,534)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	23	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,249,000	265,736 (24,656)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	25	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,285,000	267,055 (24,779)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	26	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,321,000	268,375 (24,901)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	27	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,358,000	269,731 (25,027)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	28	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,432,000	272,444 (25,279)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,432,000	272,444 (25,279)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	30	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,469,000	273,800 (25,405)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	31	A5	27.279 (294) 露台 Balcony: 2.097 (23); 工作平台 Utility Platform: -- (--)	7,506,000	275,157 (25,531)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	20	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,221,000	256,127 (23,832)	-	-	-	-	-	-	-	-	-	-

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)) 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
臻尚 ARTISAN GARDEN	21	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,293,000	258,681 (24,069)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	22	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,330,000	259,994 (24,191)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	23	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,366,000	261,271 (24,310)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	25	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,403,000	262,583 (24,432)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	26	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,440,000	263,895 (24,554)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	27	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,477,000	265,208 (24,677)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	28	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,552,000	267,868 (24,924)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,552,000	267,868 (24,924)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	30	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,590,000	269,216 (25,050)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	31	A6	28.193 (303) 露台 Balcony: 2.217 (24); 工作平台 Utility Platform: 1.755 (19)	7,628,000	270,564 (25,175)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	21	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,452,000	217,429 (20,226)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	22	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,471,000	218,070 (20,285)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	23	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,491,000	218,744 (20,348)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	25	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,510,000	219,384 (20,408)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	26	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,530,000	220,058 (20,470)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	27	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,549,000	220,698 (20,530)	-	-	-	-	-	-	-	-	-	-

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
臻尚 ARTISAN GARDEN	28	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,589,000	222,046 (20,655)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,589,000	222,046 (20,655)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	30	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,609,000	222,720 (20,718)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	31	A7	29.674 (319) 露台 Balcony: 2.094 (23); 工作平台 Utility Platform: 1.564 (17)	6,628,000	223,361 (20,777)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	8	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,790,000	220,303 (20,459)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	9	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,808,000	220,988 (20,523)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	10	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,825,000	221,635 (20,583)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	11	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,843,000	222,319 (20,647)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	12	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,860,000	222,966 (20,707)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	15	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,878,000	223,651 (20,770)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	16	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,895,000	224,298 (20,830)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	17	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,913,000	224,983 (20,894)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	18	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,949,000	226,353 (21,021)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	19	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,949,000	226,353 (21,021)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	20	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,966,000	226,999 (21,081)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	21	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (-)	5,984,000	227,684 (21,145)	-	-	-	-	-	-	-	-	-	-

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)) 平方呎 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方米) 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
臻尚 ARTISAN GARDEN	22	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,002,000	228,369 (21,208)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	23	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,020,000	229,054 (21,272)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	25	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,038,000	229,739 (21,336)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	26	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,056,000	230,424 (21,399)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	27	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,075,000	231,147 (21,466)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	28	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,111,000	232,517 (21,594)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,111,000	232,517 (21,594)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	30	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,129,000	233,201 (21,657)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	31	A8	26.282 (283) 露台 Balcony: 2.090 (22); 工作平台 Utility Platform: -- (--)	6,148,000	233,924 (21,724)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	28	B1	35.865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	9,952,000	277,485 (25,782)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	B1	35.865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	10,051,000	280,245 (26,039)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	30	B1	35.865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	10,152,000	283,061 (26,301)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	31	B1	35.865 (386) 露台 Balcony: 2.038 (22); 工作平台 Utility Platform: 1.644 (18)	10,253,000	285,878 (26,562)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	8	B2	27.818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	6,710,000	241,211 (22,441)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	9	B2	27.818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	6,777,000	243,619 (22,666)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	10	B2	27.818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	6,845,000	246,064 (22,893)	-	-	-	-	-	-	-	-	-	-

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
臻尚 ARTISAN GARDEN	11	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	6,913,000	248,508 (23,120)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	12	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	6,982,000	250,989 (23,351)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	15	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,017,000	252,247 (23,468)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	16	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,052,000	253,505 (23,585)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	17	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,087,000	254,763 (23,702)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	18	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,158,000	257,315 (23,940)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	19	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,158,000	257,315 (23,940)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	20	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,194,000	258,610 (24,060)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	21	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,230,000	259,904 (24,181)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	22	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,266,000	261,198 (24,301)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	23	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,303,000	262,528 (24,425)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	25	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,339,000	263,822 (24,545)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	26	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,376,000	265,152 (24,669)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	27	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,413,000	266,482 (24,793)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	28	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,487,000	269,142 (25,040)	-	-	-	-	-	-	-	-	-	-
臻尚 ARTISAN GARDEN	29	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,487,000	269,142 (25,040)	-	-	-	-	-	-	-	-	-	-

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
臻尚 ARTISAN GARDEN	30	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,524,000	270,472 (25,164)	-	-	-	-	-	-	-	-	-	
臻尚 ARTISAN GARDEN	31	B2	27,818 (299) 露台 Balcony: 2.158 (23); 工作平台 Utility Platform: 1.644 (18)	7,562,000	271,838 (25,291)	-	-	-	-	-	-	-	-	-	

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解發展項目的資料。

Prospective purchasers are advised to refer to the sales brochure for Development for information on 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：在第(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『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及 / 或折扣按售價計算得出之價目，皆捨位到最近的千位數作為樓價。

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

(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樓價5%之金額作為臨時訂金。

- (a) 在包含本價單相關指明住宅物業的銷售資料文件中所述的「出售首日」購買指明住宅物業的買方須用信用卡中扣除合共港幣\$100,000以支付部份臨時訂金。請另備支票以補足臨時訂金之餘額。抬頭請寫「孖士打律師行」或「MAYER BROWN」。
- (b) 在其他情況下購買指明住宅物業的買方須用信用卡中扣除合共港幣\$100,000以支付部份臨時訂金或用港幣\$100,000銀行本票以支付部份臨時訂金。抬頭請寫「孖士打律師行」或「MAYER BROWN」。請另備支票以補足臨時訂金之餘額。抬頭請寫「孖士打律師行」或「MAYER BROWN」。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price.

(a) For a purchaser who purchases a specified residential property on the "first date of sale" as referred to in the relevant Information on Sales Arrangements (which cover the relevant specified residential property under this Price List), a sum of HK\$100,000 will be paid by way of credit card for part payment of the preliminary deposit and please prepare a cheque payable to "MAYER BROWN" or 「孖士打律師行」 to pay for the balance of the preliminary deposit.

(b) For other cases where a purchaser purchases a specified residential property, a sum of HK\$100,000 will be paid by way of credit card for part payment of the preliminary deposit or a cashier order of HK\$100,000 being part of the preliminary deposit shall be made payable to "MAYER BROWN" or 「孖士打律師行」, and please prepare a cheque payable to "MAYER BROWN" or 「孖士打律師行」 to pay for the balance of the preliminary deposit.

(A1) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減4%) (4% discount on the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。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 purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and 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 30 天內再付樓價 5% 作為加付訂金。
- 5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後 180 天內繳付樓價 90%作為樓價餘款或於賣方就其有能力將住宅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。
- 90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(A2) 420天現金優惠付款計劃 420-day Cash Payment Plan (照售價減2%) (2% discount on the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。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 purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and 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 30 天內再付樓價 5% 作為加付訂金。
- 5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後420 天內繳付樓價 90%作為樓價餘款或於賣方就其有能力將住宅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。
- 90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 420 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(B1) 建築期付款 Stage Payment Plan (照售價) (The Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。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 purchase 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 30 天內再付樓價 5% 作為加付訂金。
- 5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (3) 買方須於賣方就其有能力將住宅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天內繳付樓價 90%作為樓價餘款。
- 90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser.

備註：Note:

- a. 有關臨時買賣合約及/或正式買賣合約及/或轉讓契所招致的印花稅（包括但不限於根據香港法例第117章《印花稅條例》可徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅）、業權契據及文件核證本之費用、所有登記費用、圖則費用及適當比例之大廈公契及管理合約（「大廈公契」）製作、登記及完成之費用及其他有關住宅物業的買賣之文件等費用，一概由買方單獨承擔及繳付。

All stamp duty (including, without limitation, the ad valorem stamp duty, the special stamp duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong)) arising from the Preliminary Agreement for Sale and Purchase ("PASP") and/or the formal Agreement for Sale and Purchase ("ASP") and/or the subsequent Assignment(s), the charges for certified copies of title deeds and documents, all registration fees, plan fees and a due pro-rata of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and any other documents relating to the sale and purchase of the residential property shall be solely borne and paid by the Purchaser.

- (i) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買本物業及處理第一按揭（如有）及第二按揭（如有），賣方將承擔該律師在處理正式買賣合約、其後之轉讓契及第一按揭（如有；受其他條款及細則約束，詳見賣方律師律師的收費表）之律師費用，但不包括擔保與其他抵押文件及其他相關法律文件的律師費用級所有代墊付費用（該等費用由買家支付）。

If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchasers in respect of the purchase of the Property and handle the First Mortgage (if any) and the Second Mortgage (if any), the Vendor shall bear such solicitors' legal costs in respect of the Agreement, the subsequent Assignment and the First Mortgage (if any, subject to other terms and conditions, for details please refer to the table of legal costs of the Vendor's Solicitors), exclusive of the legal costs in respect of any guarantee and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.

- (ii) 在任何其他情況下：

In any other cases:

買賣雙方須各自負責其在有關購買本物業之所有律師費用及代墊付費用。

each of the Vendor and the Purchaser shall pay its own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- b. 買方須在賣方交付住宅物業予買方時或前繳付大廈公契所委任之管理人或償還予賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代住宅物業已支付的所有費用包括但不限於水及電等公共設施的按金。

The Purchaser shall on or before delivery of vacant possession of the residential property by the Vendor pay to the Manager appointed under the DMC or reimburse the Vendor all management fee deposits, special funds, debris removal fees, advance payments of management fees and other deposits and payments which are payable in respect of the residential property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limitation to utilities deposits for water and electricity already paid by the Vendor in respect of the residential property.

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

除根據上述(4)(i)段所列之售價優惠外，買方還享有以下折扣優惠：

In addition to the corresponding discount on the Price that is listed in (4)(i) herein above, the Purchaser shall be offered with discounts as listed below:

- 1 「New World CLUB」會員優惠
Privilege for 「New World CLUB」 member

在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲3%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(如買方是以香港註冊成立的公司名義)須為「New World CLUB」會員，方可享此折扣優惠。

A 3% discount on the Price would be offered to the Purchaser who is a New World CLUB 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 incorporated in Hong Kong) should be a New World CLUB member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

- 2 印花稅優惠
Stamp Duty Benefit

買方可獲額外售價10%折扣。

An extra 10% discount on the Price would be offered to the Purchaser.

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

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

請參閱上述4(i) 及 4(ii)。

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

(1) 備用第二按揭貸款 (適用於選用(B1)建築期付款之買方)

Standby Second Mortgage Loan (only applicable to the Purchaser who choose (B1) stage payment plan)

買方(只適用於個人，不適用於公司)可向賣方的指定財務機構怡家財務有限公司("財務機構")申請備用第二按揭貸款。主要條款如下：

The Purchaser (applicable to individual(s) only, not applicable to company(ies)) may apply for a standby Second Mortgage Loan through the finance company designated by the Vendor, Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第二按揭貸款最高金額為樓價的25%，但第一按揭貸款及第二按揭貸款的總貸款額不能超過樓價的85%，或應繳付之樓價餘額，以較低者為準。
The maximum Second Mortgage Loan amount shall be 25% of the purchase price, but the total amount of first mortgage loan and Second Mortgage Loan offered shall not exceed 85% of the purchase price, or the balance of purchase price payable, whichever is lower.
- (b) 第二按揭貸款年期最長可達25年或等同或不超過特約第一按揭銀行之第一按揭貸款年期，以較短者為準。
The maximum tenor of the Second Mortgage Loan is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgagee banks, whichever is shorter.
- (c) 第二按揭貸款的利率在首3年內以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2.75%計算，期後按P計算。惟第二按揭貸款的利率在首3年不可低於1%。P隨利率浮動調整。最終按揭利率以財務機構審批結果而定。
The interest rate of the Second Mortgage Loan for the first 3 years shall be calculated at 2.75% below The Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at P. Provided during the first 3 years, interest rate of the Second Mortgage Loan shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval by the Finance Company.
- (d) 買方及其擔保人須按財務機構要求提供足夠文件證明其還款能力。
The Purchaser and his/her guarantor shall provide sufficient documents to prove his/her/its repayment ability upon request of the Finance Company.
- (e) 第一按揭銀行須為財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Finance Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (f) 第二按揭貸款及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關第二按揭貸款的律師費用及其他相關的暫墊費用概由借款人單獨繳付。
The Second Mortgage Loan and other related loan documents must be processed through the solicitors' firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in the Second Mortgage Loan arrangement shall be borne by the borrower(s) solely.
- (g) 第一按揭貸款及第二按揭貸款需獨立審批，借款人及/或擔保人須於預計貸款支取日的四十五天前，帶同已簽署的臨時合約正本、身份證明文件及入息證明(此等證明包括但不限於年度稅單或收據、正式薪金紀錄及銀行月結單等)，親身前往財務機構辦理第二按揭貸款申請。借款人及/或擔保人必須提供身份證明及所須文件之副本，所有提交的文件，一律不予發還。所有借款人及/或擔保人必須親身前往財務機構指定律師樓簽署有關法律文件，財務機構保留權利拒絕任何借款人/擔保人的任何獲授權人代借款人/擔保人簽署任何有關第二按揭貸款文件。
The application of first mortgage loan and Second Mortgage Loan will be approved independently. The borrower(s) and/or guarantor(s) has/have to come to the office of the Finance Company in person and bring along the original of the PASP signed, his/their identity documents and income proof (such proof may include, but are not limited to, annual tax demand note or receipt, official pay record, bank statements, etc.) to process the application of Second Mortgage Loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s) and/or guarantor(s) must provide the duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and/or guarantor(s) must sign the relevant legal documents personally at the office of solicitors' firm designated by the Finance Company. **The Finance Company reserves its right to reject any attorney of the borrower/guarantor to sign any document (related to the second mortgage loan) on behalf of the borrower/guarantor.**
- (h) 買方須就申請第二按揭貸款向財務機構支付按貸款金額計收0.5%或港幣\$5,000作為不可退還的申請手續費，以較高者為準。
The Purchaser shall pay to the Finance Company 0.5% of the loan amount or HK\$5,000, whichever is higher, being the non-refundable application fee for the Second Mortgage Loan.
- (i) 買方於決定申請第二按揭貸款前，敬請先向財務機構查詢有關詳情。以上所有主要條款、優惠(如有)及第二按揭貸款批出與否，財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該物業的樓價全數。就第二按揭貸款之批核，賣方並無給予，或視之為已給予，任何聲明或保證。
The Purchaser is advised to enquire with the Finance Company on details before deciding to apply for the Second Mortgage Loan. All the above key terms, offers (if any) and the approval or disapproval of the Second Mortgage Loan is subject to the final decision of the Finance Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the Second Mortgage Loan is granted or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan.
- (j) 第二按揭貸款受財務機構不時所訂之其他條款及條件約束。
The Second Mortgage Loan is subject to other terms and conditions as from time to time stipulated by the Finance Company.
- (k) 有關第一按揭貸款及第二按揭貸款之批核與否及按揭條款及條件以第一按揭銀行及財務機構之最終決定為準，與賣方無關。賣方在任何情況下均無需為此負責。
The terms and conditions and the approval of applications for the first mortgage loan and the Second Mortgage Loan are subject to the final decision of the first mortgagee bank and the Finance Company and are not related to the Vendor. The Vendor shall not be responsible therefor in any manner under any circumstances.

(2) 首 3 年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目滿意紙或包括該物業之有關發展項目部份之轉讓同意書發出日起計 3 年內(以較早者計) (「時限」)，向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance of the Development or consent to assign in respect of the relevant part of the Development in which the Property forms part (the "Time Limit"), whichever is earlier, rectify any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

(iv) 誰人負責支付買賣該發展項目中的指明住宅物業的有關律師費及印花稅

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

請參閱4(i)備註a。

Please refer to Note a. of 4(i).

(v) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

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

請參閱4(i)備註b。

Please refer to Note b. of 4(i).

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理：

Agent appointed by the Vendor:

新世界地產代理有限公司

New World Real Estate Agency Limited

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

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

(6) 賣方就發展項目指定的互聯網網站的網址為：www.artisangarden.com.hk

The address of the website designated by the Vendor for the Development is: www.artisangarden.com.hk