

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	映居 foto+	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	九龍大角咀埃華街3號 (此臨時門牌號數有待發展項目建成時確認) No. 3 Ivy Street, Tai Kok Tsui, Kowloon (the provisional street number is subject to confirmation when the Development is completed)		
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)		122	

印製日期 Date of Printing	價單編號 Number of Price List
16 March 2026	1

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
13 August 2026	1A	--
30 September 2026	1B	--

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
映居 foto+	5	C	28.347 (305) 露台 Balcony: --(-) 工作平台 Utility Platform: -- (-)	7,460,300	263,178 (24,460)	--	--	--	14.805 (159)	--	--	--	--	--	--
映居 foto+	5	D	27.986 (301) 露台 Balcony: --(-) 工作平台 Utility Platform: -- (-)	7,551,200	269,821 (25,087)	--	--	--	16.505 (178)	--	--	--	--	--	--
映居 foto+	5	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	6,660,300	209,121 (19,418)	--	--	--	2.904 (31)	--	--	--	--	--	--
映居 foto+	5	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,019,400	218,918 (20,346)	--	--	--	4.856 (52)	--	--	--	--	--	--
映居 foto+	6	C	31.851 (343) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	6,816,000	213,996 (19,872)	--	--	--	--	--	--	--	--	--	--
映居 foto+	6	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	6,838,700	217,171 (20,173)	--	--	--	--	--	--	--	--	--	--
映居 foto+	6	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	6,579,600	206,587 (19,183)	--	--	--	--	--	--	--	--	--	--
映居 foto+	6	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	6,970,600	217,396 (20,205)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
映居 foto+	7	A	32.238 (347) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,406,900	229,757 (21,346)	--	--	--	--	--	--	--	--	--	--
映居 foto+	7	B	32.071 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,133,100	222,416 (20,676)	--	--	--	--	--	--	--	--	--	--
映居 foto+	7	C	31.403 (338) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,002,400	222,985 (20,717)	--	--	--	--	--	--	--	--	--	--
映居 foto+	7	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,024,000	223,055 (20,720)	--	--	--	--	--	--	--	--	--	--
映居 foto+	7	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	6,842,100	214,829 (19,948)	--	--	--	--	--	--	--	--	--	--
映居 foto+	7	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,158,100	223,244 (20,748)	--	--	--	--	--	--	--	--	--	--
映居 foto+	8	A	32.238 (347) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,539,900	233,882 (21,729)	--	--	--	--	--	--	--	--	--	--
映居 foto+	8	B	32.071 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,261,500	226,420 (21,048)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方米) 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
映居 foto+	8	C	31.403 (338) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,128,500	227,001 (21,090)	--	--	--	--	--	--	--	--	--	--
映居 foto+	8	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,150,100	227,059 (21,092)	--	--	--	--	--	--	--	--	--	--
映居 foto+	8	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	6,983,100	219,256 (20,359)	--	--	--	--	--	--	--	--	--	--
映居 foto+	8	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,287,600	227,283 (21,123)	--	--	--	--	--	--	--	--	--	--
映居 foto+	9	A	32.238 (347) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,608,100	235,998 (21,925)	--	--	--	--	--	--	--	--	--	--
映居 foto+	9	B	32.071 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,326,200	228,437 (21,235)	--	--	--	--	--	--	--	--	--	--
映居 foto+	9	C	31.403 (338) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,192,100	229,026 (21,278)	--	--	--	--	--	--	--	--	--	--
映居 foto+	9	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,213,700	229,079 (21,279)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 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
映居 foto+	9	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,045,600	221,219 (20,541)	--	--	--	--	--	--	--	--	--	--
映居 foto+	9	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,352,400	229,304 (21,311)	--	--	--	--	--	--	--	--	--	--
映居 foto+	10	A	32.238 (347) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,676,200	238,110 (22,122)	--	--	--	--	--	--	--	--	--	--
映居 foto+	10	B	32.071 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,392,100	230,492 (21,426)	--	--	--	--	--	--	--	--	--	--
映居 foto+	10	C	31.403 (338) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,256,900	231,089 (21,470)	--	--	--	--	--	--	--	--	--	--
映居 foto+	10	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,278,500	231,137 (21,471)	--	--	--	--	--	--	--	--	--	--
映居 foto+	10	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,109,200	223,216 (20,727)	--	--	--	--	--	--	--	--	--	--
映居 foto+	10	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,418,300	231,359 (21,502)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 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
映居 foto+	11	A	32.238 (347) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,744,400	240,226 (22,318)	--	--	--	--	--	--	--	--	--	--
映居 foto+	11	B	32.071 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,459,200	232,584 (21,621)	--	--	--	--	--	--	--	--	--	--
映居 foto+	11	C	31.403 (338) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,322,800	233,188 (21,665)	--	--	--	--	--	--	--	--	--	--
映居 foto+	11	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,344,400	233,230 (21,665)	--	--	--	--	--	--	--	--	--	--
映居 foto+	11	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,172,800	225,213 (20,912)	--	--	--	--	--	--	--	--	--	--
映居 foto+	11	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,485,300	233,449 (21,697)	--	--	--	--	--	--	--	--	--	--
映居 foto+	15	A	32.238 (347) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,930,800	246,008 (22,855)	--	--	--	--	--	--	--	--	--	--
映居 foto+	15	B	32.071 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,650,100	238,536 (22,174)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
映居 foto+	15	C	31.403 (338) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,479,600	238,181 (22,129)	--	--	--	--	--	--	--	--	--	--
映居 foto+	15	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,501,200	238,209 (22,127)	--	--	--	--	--	--	--	--	--	--
映居 foto+	15	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,326,200	230,029 (21,359)	--	--	--	--	--	--	--	--	--	--
映居 foto+	15	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,633,100	238,058 (22,125)	--	--	--	--	--	--	--	--	--	--
映居 foto+	16	A	32.238 (347) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	8,142,100	252,562 (23,464)	--	--	--	--	--	--	--	--	--	--
映居 foto+	16	B	32.071 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,893,300	246,120 (22,879)	--	--	--	--	--	--	--	--	--	--
映居 foto+	16	C	31.403 (338) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,621,700	242,706 (22,549)	--	--	--	--	--	--	--	--	--	--
映居 foto+	16	D	31.490 (339) 露台 Balcony: 2.004(22) 工作平台 Utility Platform: 1.500 (16)	7,644,400	242,756 (22,550)	--	--	--	--	--	--	--	--	--	--

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
映居 foto+	16	E	31.849 (343) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,466,000	234,419 (21,767)	--	--	--	--	--	--	--	--	--	--
映居 foto+	16	F	32.064 (345) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	7,739,900	241,389 (22,434)	--	--	--	--	--	--	--	--	--	--

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

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，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，「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(「臨時合約」)中訂明的住宅物業的實際價錢。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計畫。
Note: In this paragraph (4), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase (“PASP”). The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same PASP.

(4)(i) 支付條款 The Terms of Payment

於簽署臨時合約時，買方須繳付相等於樓價的 5%作為臨時訂金。其中港幣\$50,000 作為部份臨時訂金須以銀行本票支付，臨時訂金餘款須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「孖士打律師行」。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the PASP. HK\$50,000 being part of the preliminary deposit shall be paid by cashier order and the remaining balance of the preliminary deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to “Johnson Stokes & Master”.

(A)建築期付款計劃只適用於在滿意紙發出之日前簽署臨時買賣合約的單位；而(B)90天現金付款計劃只適用於在滿意紙發出之日或之後簽署臨時買賣合約的單位。

Payment Plan (A) — the Stage Payment Plan shall only apply to units with the PASP signed before the date of issuance of the Certificate of Compliance; and Payment Plan (B) — the 90-day Cash Payment Plan shall only apply to units with PASP signed on or after the date of issuance of the Certificate of Compliance.

(A) 建築期付款計劃 Stage Payment Plan (照售價減 2%) (2% discount on the Price)

1. 買方須於簽署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合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
1. 買方簽署臨時合約後 30 天內須再付樓價 5%作為加付訂金，或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後 14 天內繳付，以較早者為準。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP, or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the relevant residential property to the Purchaser(s), whichever is the earlier.
2. 樓價 90%即樓價餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the relevant residential property to the Purchaser(s).

(B) 90天現金付款計劃 90-day Cash Payment Plan (照售價減 2%) (2% discount on the Price)

1. 買方須於簽署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合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內須再付樓價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時買賣合約後 90 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

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

- (a) 見第 4(i) 段。
See paragraph 4(i).
- (b) 大西九南金融生活圈折扣
Great Kowloon Metropolitan Discount

(4)(i) 支付條款 The Terms of Payment

買方可獲 4%售價折扣作為大西九南金融生活圈折扣。

The Purchaser(s) will be offered 4% discount on the Price as the Great Kowloon Metropolitan.

(c) 兩站三線折扣

Double Convenience Discount

買方可獲 3%售價折扣作為兩站三線折扣。

The Purchaser(s) will be offered 3% discount on the Price as the Double Convenience Discount.

(d) 一站高鐵站折扣*

Highspeed Railway Station Discount*

買方可獲 2%售價折扣作為一站高鐵站折扣。

The Purchaser(s) will be offered 2% discount on the Price as the Highspeed Railway Station Discount.

*備注：「一站高鐵站折扣」適用於在2026年11月9日或之前簽署臨時買賣合約的單位。自2026年11月10日起，該折扣即告取消，其後簽署臨時買賣合約的單位一律不再享有該折扣。

Note: The "Highspeed Railway Station Discount" shall apply to any unit in respect of which the PASP is signed on or before 9 November 2026. With effect from 10 November 2026, the Discount shall be withdrawn, and no unit in respect of which the PASP is signed thereafter shall be entitled to the Discount.

(c) 限時折扣
Time Limited Discount

買方可獲 1%售價折扣作為限時折扣。

The Purchaser(s) will be offered 1% discount on the Price as the Time Limited Discount.

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

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

(a) 見第 4(i) 及(ii)段。
See paragraphs 4(i) and (ii).

(b) 大手客現金回贈優惠
Bulk Purchase Cash Rebate Benefit

大手客現金回贈優惠只是由達創集團有限公司(「如此聘用的人」)提供予買方。而無論在任何情況下，賣方無須因大手客現金回贈優惠所引發的任何事情負上任何責任。

This Bulk Purchase Cash Rebate Benefit is provided by Gain Concept Holdings Limited (the “**Person so Engaged**”) and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the Bulk Purchase Cash Rebate.

如符合以下所有條件，買方可獲「大手客現金回贈」(「現金回贈」)：

A Purchaser shall be entitled to a “Bulk Purchase Cash Rebate” (“**Cash Rebate**”) if all the following conditions have been satisfied:

- (i) 買方及(如適用)連同一位或多於一位的買方的親屬(買方之配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈母、翁姑、女婿、媳婦、伯叔父、舅父、姑母、姨母、姪兒、姪女、外/甥甥、外/甥甥女、姊妹夫、大舅、小舅、大伯、小叔、兄嫂、弟媳、大姨、小姨、大姑及小姑(「**親屬**」)；如買方由多於一名個人組成，則構成買方的其中一人的親屬)同日購買發展項目內多於一個指明住宅物業(無論指明住宅物業是列於本價單內或其他價單內，但不超過十二(12)個指明住宅物業(統稱為「**已購買物業**」)；及 the Purchaser and (if applicable) together with one or more of the Purchaser’s relative(s) (i.e spouse, parent, child, brother, sister, grandparent, grandchild, parent-in-law or child-in-law uncle, aunt, nephew, niece, brother-in-law and sister-in-law of the Purchaser (“**Relative(s)**”); or any Relative(s) of one of individuals constituting the Purchaser in the event that the Purchaser comprises more than one individual) on the same date purchase more than one (1) specified residential property in the Development (whether the specified residential property(ies) are listed in this price list but not more than twelve (12) specified residential properties)(collectively, the “**Purchased Properties**”); and
- (ii) 買方及(如適用)買方親屬於相關買賣合約訂明的付款限期日或之前同時付清所有已購買物業之樓價餘款及在所有方面履行和遵守相關臨時買賣合約(「臨時合約」)及買賣合約內一切的條款及條件(必須嚴格遵行所有時間限制)。
the Purchaser and (if applicable) the Purchaser’s Relative(s) shall settle the full balance of the purchase price of all the Purchased Properties simultaneously on or before the due date as specified in the relevant Agreement(s) for Sale and Purchase (“**ASP**”) and perform and comply with in all respects the terms and conditions of the relevant Preliminary Agreement(s) for Sale and Purchase (“**PASP**”) and the relevant ASPs (in respect of which time shall be of the essence).

現金回贈金額詳列於下表。已購買物業之排序將由如此聘用的人根據相關買賣合約所載之已購買物業之樓價由高至低之順序排列，即最高樓價之物業為第一個已購買物業(不設任何現金回贈)，第二最高樓價之物業為第二個已購買物業，如此類推。

The amount of the Cash Rebate is set out in the table below. The order of the Purchased Properties shall be determined by the Person so Engaged based on the purchase price of the Purchase Properties stated in the relevant ASPs and arranged in descending order, such that the Purchased Property with the highest purchase price shall be the 1st Purchased Property (with no cash rebate), the Purchased Property with the second highest purchase price shall be the 2nd Purchased Property, and so on.

已購買物業之排序 Order of Purchased Property	現金回贈金額 Cash Rebate amount
第二個已購買物業 2 nd Purchased Property	樓價的 1.50% 1.50% of the purchase price
第三個已購買物業 3 rd Purchased Property	樓價的 2.00% 2.00% of the purchase price
第四個或之後的已購買物業(最多至第十二個已購買物業) 4 th or subsequent Purchased Property (up to the 12th Purchased Property)	樓價的 2.25% 2.25% of the purchase price

買方及(如適用)買方親屬必須於付清樓價餘額之日或(如適用)相關買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少 30 天，向如此聘用的人申請現金回贈。於核對資料後，如此聘用的人會將現金回贈直接用於支付部份買方及(如適用)買方親屬依相關買賣合約應付之樓價餘款。

The Purchaser and (if applicable) the Purchaser's Relative(s) shall apply to the Person so Engaged for the Cash Rebate not less than 30 days before the due date of payment of balance of purchase price or (if applicable) the estimated material date for the Development as specified in the relevant ASPs of the Purchased Property (whichever is earlier). Subject to the verification of the information, the Person so Engaged will apply directly the Cash Rebate for part payment of the balance of purchase price payable by the Purchaser and (if applicable) the Purchaser's Relative(s) pursuant to the relevant ASPs.

每個指明住宅物業就現金回贈而言只可被計算一次。

Each specified residential property may only be counted once for the purpose of the Cash Rebate.

現金回贈為買方及(如適用)買方親屬個人所有，買方及(如適用)買方親屬無權轉讓或轉移現金回贈予任何第三方。無論如此聘用的人是否有支付現金回贈予買方及(如適用)買方親屬，買方及(如適用)買方親屬仍必須履行和遵守相關臨時合約及相關買賣合約內一切的條款與條件，並依其條款及條件完成已購買物業之買賣。

The Cash Rebate is personal and exclusive to the Purchaser and (if applicable) the Purchaser's Relative(s) who shall have no right to assign or transfer the Cash Rebate to any third party. Whether or not the Person so Engaged pays the Cash Rebate to the Purchaser and (if applicable) the Purchaser's Relative(s), the Purchaser and (if applicable) the Purchaser's Relative(s) shall still be obliged to perform and comply with all the terms and conditions of the relevant PASPs and the relevant ASPs and to complete the purchase of the Purchased Properties in accordance with the terms and condition contained therein.

如有任何爭議，如此聘用的人的決定須為最終局及對買方及(如適用)買方親屬具有約束力。

In case of dispute, the decision of the Person so Engaged shall be final and binding on the Purchasers and (if applicable) the Purchaser's Relative(s).

(c) 首 2 年保修優惠

First 2 Year Warranty Offer

首 2 年保修優惠只是由達創集團有限公司(「如此聘用的人」)提供予買方。而無論在任何情況下，賣方無須因首 2 年保修優惠所引發的任何事情負上任何責任。

This First 2 Year Warranty Offer is provided by Gain Concept Holdings Limited (the “Person so Engaged”) and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the First 2 Year Warranty Offer.

在不減損買方於正式合約下之權利的前提下，凡住宅物業(但不包括任何位於住宅物業內或連同住宅物業一併出售的花草植物、園藝設計、實產或傢具(如有)或任何該物業之損耗或任何在住宅物業買賣完成後買方所增置、安裝、構建的裝置、裝修物料、設備或實產)有欠妥之處，而該欠妥之處並非由任何蓄意、錯誤或疏忽或正常損耗造成，買方可於(a) 臨時合約及正式合約所定之該物業的成交日期起計的 2 年內或 (b) 在閣下簽署該物業轉讓契之日起計的 2 年內 (以較遲者為準)起計 2 年內向如此聘用的人發出書面通知，如此聘用的人將在收到買方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 2 年保修優惠以相關交易文件條款及條件為準。

Without prejudice to the Purchaser(s)' rights under the ASP, the Person so Engaged is prepared to at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser(s) within (a) 2 year from the date of completion of the sale and purchase of the Property as stipulated in the PASP and the ASP, or (b) 2 year from the date of your execution of the Assignment of the Property,

whichever is later, remedy any defects to the residential property (excluding any plants, landscaping, chattels or furniture in or sold with the residential property, any wear and tear of the Property, or any fittings, finishes, appliances or chattels added, installed or built to or at the residential property by the Purchaser after the completion of its sale and purchase of the residential Property) caused otherwise than by vandalism, wrongful act or negligence or normal fair wear and tear. The First 2 Year Warranty Offer is subject to the terms and conditions of the relevant transaction documents.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

- (i) 若買方亦聘用賣方之律師行為買方在本物業買賣之代表律師，賣方將承擔該律師行在處理正式合約及其後買方受益的轉讓契之律師費用。

If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment in favour of the Purchaser.

- (ii) 若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之律師費用。

If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.

- (iii) 買方律師有關處理、完成、釐印及登記給予買方的正式合約、按揭契(如有)及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。

All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement, Mortgage (if any) and Assignment shall be borne and paid by the Purchaser.

- (iv) 有關臨時合約及/或買賣合約及/或轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅)，一概由買方負責支付。

All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) payable on the PASP and/or the ASP and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.

(4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

一切製作、登記及完成公契及管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、指明住宅物業的業權契據及文件核證副本之費用、指明住宅物業的買賣合約及轉讓契之圖則費、指明住宅物業的按揭(如有)之律師及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有律師及其他費用，均由買方負責。所有查冊費、註冊費及其他雜項費用均須由買方承擔。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the ASP and the Assignment of the specified residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the specified residential property and all legal costs and charges of any other documents relating to the sale and purchase of the specified residential property. All search fees, registration fees and other disbursements shall be borne by the Purchaser.

備註：

Notes:

- 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價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或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary from bank to bank themselves and according to the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該發展項目中的指明住宅物業而可能連帶獲得的任何贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit that may be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser as specified in the PASP only and shall not be transferable.
3. 如買方希望更改支付條款，須於買方簽署正式合約後但不遲於買方簽署買賣合約後的 180 日內向賣方提出申請，並須向賣方繳付手續費 \$10,000 及承擔有關法律費用及雜費(如有)。賣方對任何申請更改支付條款的批准與否有最終決定權。
If the Purchaser wishes to change the terms of payment, the Purchaser shall apply to the Vendor to change the terms of payment after the date of the Purchaser's signing of the ASP but not later than 180 days after the date of the Purchaser's signing of the ASP, and pay a handling fee of \$10,000 to the Vendor and the Purchaser shall bear all related legal costs and disbursements (if any). The approval or disapproval of the application for any change of the terms of payment is subject to the final decision of the Vendor.

- (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:

建灝地產代理有限公司 K&K Real Estate Agency Limited

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

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

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

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