

# 價單 Price List

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

期數名稱 Name of the Phase	KOKO MARE	期數（如有） Phase No. (if any)	KOKO HILLS 發展項目第3B期 Phase 3B of KOKO HILLS Development
期數位置 Location of the Phase	高嶺道3號 No. 3 Ko Ling Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase			444

印製日期 Date of Printing	價單編號 Number of Price List
27 March 2023	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
27 April 2023	2A	-

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
Tower 8 第8座	17	A	40.041 (431) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,659,000	241,228 (22,411)	--	--	--	--	--	--	--	--	--	--
	16	A	40.041 (431) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,641,000	240,778 (22,369)	--	--	--	--	--	--	--	--	--	--
	17	C	39.129 (421) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,465,000	241,892 (22,482)	--	--	--	--	--	--	--	--	--	--
	16	C	39.129 (421) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,447,000	241,432 (22,439)	--	--	--	--	--	--	--	--	--	--
	17	D	45.561 (490) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,704,000	234,938 (21,845)	--	--	--	--	--	--	--	--	--	--
	16	D	45.561 (490) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,639,000	233,511 (21,712)	--	--	--	--	--	--	--	--	--	--
	15	D	45.561 (490) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,619,000	233,072 (21,671)	--	--	--	--	--	--	--	--	--	--
	12	D	45.561 (490) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,599,000	232,633 (21,631)	--	--	--	--	--	--	--	--	--	--
	11	D	45.561 (490) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,578,000	232,172 (21,588)	--	--	--	--	--	--	--	--	--	--
	26	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,768,000	249,855 (23,207)	--	--	--	--	--	--	35.010 (377)	--	--	--
	25	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,407,000	218,275 (20,274)	--	--	--	--	--	--	--	--	--	--
	23	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,379,000	217,625 (20,213)	--	--	--	--	--	--	--	--	--	--
	22	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,350,000	216,952 (20,151)	--	--	--	--	--	--	--	--	--	--
	21	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,322,000	216,303 (20,091)	--	--	--	--	--	--	--	--	--	--
	20	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,294,000	215,653 (20,030)	--	--	--	--	--	--	--	--	--	--

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 8 第8座	19	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,265,000	214,980 (19,968)	--	--	--	--	--	--	--	--	--	--
	18	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,237,000	214,330 (19,907)	--	--	--	--	--	--	--	--	--	--
	17	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,181,000	213,031 (19,787)	--	--	--	--	--	--	--	--	--	--
	16	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,157,000	212,474 (19,735)	--	--	--	--	--	--	--	--	--	--
	15	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,133,000	211,917 (19,683)	--	--	--	--	--	--	--	--	--	--
	12	E	43.097 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,110,000	211,384 (19,634)	--	--	--	--	--	--	--	--	--	--
	23	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,386,000	238,012 (22,114)	--	--	--	--	--	--	--	--	--	--
	22	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,363,000	237,271 (22,045)	--	--	--	--	--	--	--	--	--	--
	21	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,340,000	236,530 (21,976)	--	--	--	--	--	--	--	--	--	--
	20	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,319,000	235,853 (21,913)	--	--	--	--	--	--	--	--	--	--
	19	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,282,000	234,661 (21,802)	--	--	--	--	--	--	--	--	--	--
	18	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,218,000	232,599 (21,611)	--	--	--	--	--	--	--	--	--	--
	17	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,160,000	230,730 (21,437)	--	--	--	--	--	--	--	--	--	--
	16	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,138,000	230,021 (21,371)	--	--	--	--	--	--	--	--	--	--
	15	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,116,000	229,312 (21,305)	--	--	--	--	--	--	--	--	--	--
	12	F	31.032 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	7,095,000	228,635 (21,243)	--	--	--	--	--	--	--	--	--	--

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 8 第8座	26	G	40.636 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,342,000	254,503 (23,666)	--	--	--	--	--	--	14.692 (158)	--	--	--
	25	G	40.636 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,394,000	231,174 (21,497)	--	--	--	--	--	--	--	--	--	--
	23	G	40.636 (437) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,386,000	230,977 (21,478)	--	--	--	--	--	--	--	--	--	--
	22	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,285,000	233,388 (21,702)	--	--	--	--	--	--	--	--	--	--
	21	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,240,000	232,457 (21,615)	--	--	--	--	--	--	--	--	--	--
	20	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,196,000	231,547 (21,531)	--	--	--	--	--	--	--	--	--	--
	19	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,151,000	230,617 (21,444)	--	--	--	--	--	--	--	--	--	--
	18	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,107,000	229,707 (21,360)	--	--	--	--	--	--	--	--	--	--
	17	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,019,000	227,887 (21,190)	--	--	--	--	--	--	--	--	--	--
	16	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,975,000	226,977 (21,106)	--	--	--	--	--	--	--	--	--	--
	15	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,823,000	223,833 (20,813)	--	--	--	--	--	--	--	--	--	--
	12	H	48.353 (520) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,467,000	216,471 (20,129)	--	--	--	--	--	--	--	--	--	--
	1	H	43.663 (470) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	11,094,000	254,082 (23,604)	--	--	--	--	34.587 (372)	--	--	--	--	--
	22	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,653,000	244,423 (22,713)	--	--	--	--	--	--	--	--	--	--
	21	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,615,000	243,461 (22,624)	--	--	--	--	--	--	--	--	--	--
	20	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,576,000	242,473 (22,532)	--	--	--	--	--	--	--	--	--	--

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 8 第8座	19	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,538,000	241,511 (22,442)	--	--	--	--	--	--	--	--	--	--
	18	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,500,000	240,549 (22,353)	--	--	--	--	--	--	--	--	--	--
	17	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,425,000	238,650 (22,176)	--	--	--	--	--	--	--	--	--	--
	16	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,387,000	237,688 (22,087)	--	--	--	--	--	--	--	--	--	--
	15	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,258,000	234,421 (21,784)	--	--	--	--	--	--	--	--	--	--
	12	J	39.493 (425) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,090,000	230,167 (21,388)	--	--	--	--	--	--	--	--	--	--
	1	J	36.047 (388) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,157,000	281,771 (26,178)	--	--	--	--	31.203 (336)	--	--	--	--	--
	15	K	40.147 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,491,000	236,406 (21,970)	--	--	--	--	--	--	--	--	--	--
	12	K	40.147 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,473,000	235,958 (21,928)	--	--	--	--	--	--	--	--	--	--
	11	K	40.147 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,328,000	232,346 (21,593)	--	--	--	--	--	--	--	--	--	--
	1	K	36.701 (395) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	10,281,000	280,129 (26,028)	--	--	--	--	29.667 (319)	--	--	--	--	--
	17	L	42.875 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,691,000	226,029 (20,976)	--	--	--	--	--	--	--	--	--	--
	16	L	42.875 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,654,000	225,166 (20,896)	--	--	--	--	--	--	--	--	--	--
	15	L	42.875 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,614,000	224,233 (20,810)	--	--	--	--	--	--	--	--	--	--
	12	L	42.875 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,577,000	223,370 (20,729)	--	--	--	--	--	--	--	--	--	--
	11	L	42.875 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,448,000	220,362 (20,450)	--	--	--	--	--	--	--	--	--	--

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
Tower 8 第8座	10	L	42.875 (462) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,146,000	213,318 (19,797)	--	--	--	--	--	--	--	--	--
	1	L	39.327 (423) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	9,983,000	253,846 (23,600)	--	--	--	--	29.967 (323)	--	--	--	--

### 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)

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)(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 Purchaser 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 order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “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 and 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) 首置菁英 180 天現金優惠付款計劃 First Home for Young Elite 180-day Cash Payment Plan (照售價減3%) (3% discount from the Price) (此支付條款只限「特選買家」選用) (Such terms of payment may only be chosen by a “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 and 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 180 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 180 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.

註：「特選買家」指符合以下其中一項條件之買方：(1) 於簽署臨時合約當日，買方（或組成買方的其中一人）為35歲以下；或 (2) 於簽署臨時合約當日，買方（或組成買方的其中一人）於香港並無擁有任何住宅物業。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方是否「特選買家」的決定為最終決定。

Note: “Specific Purchaser” means a Purchaser who satisfies any one of the following criteria: (1) as at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) is aged 35 or below; or (2) as at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) does not own any residential property in Hong Kong. Provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter 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 “Specific Purchaser” shall be final.

##### (C) 靈活輕鬆 360 天現金優惠付款計劃 Flexi 360-day Cash Payment Plan (照售價減1%) (1% 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 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 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.
- (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 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) **建築期付款計劃 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 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 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) **山海之景優惠 Stunning Scenery of the Mountain and the Sea Discount**  
凡於2023年6月30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，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 on or before 30 June 2023 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) **首置印花稅優惠 First Home Stamp Duty Discount**  
買方購買本價單中所列之住宅物業可獲3%售價折扣優惠。  
A 3% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) **一線維港海景優惠 Embrace Harbour Views 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) **悠然北意優惠 Life on Alps 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.
- (h) **KOKO ROSSO 粉絲優惠 KOKO ROSSO Fans Discount**  
如買家曾於2023年2月28日或之前就發展項目第3A期(KOKO ROSSO)內的住宅物業成功遞交購樓意向登記，或曾經參觀發展項目第3A期(KOKO ROSSO)的示範單位，可獲1%售價折扣優惠，惟買方就買方是否符合資格獲得此優惠有最終決定權。  
A 1% discount from the Price would be offered to the Purchaser who has either successfully submitted a registration of intent in respect of the residential properties in Phase 3A of the Development (KOKO ROSSO) on or before 28 February 2023, or visited the show flats of Phase 3A of the Development (KOKO ROSSO) Provided That the Vendor reserves the final right to decide the eligibility of a Purchaser for this benefit.
- (i) **會德豐員工置業優惠 Wheelock Group Home Purchasing Discount**  
如買方(或構成買方之任何人士)在簽署臨時合約當日屬任何「會德豐合資格人士」，凡於2023年6月30日(包括當日)或之前簽署臨時買賣合約，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」指扣除適用於價單上述第4(i)段(須按該買方選取之支付條款而定)及第4(ii)(b)至(h)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" as of the date of signing of the PASP, who signs the PASP for purchase of a residential property listed in this price list on or before 30 June 2023, provided that the Purchaser did not appoint any estate agent to act for him/her 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 (h) 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, grand 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 (Hong Kong) Limited 或 or;
  - 4 隆豐國際發展有限公司 Wheelock Corporate Services Limited 或 or;
  - 5 九龍倉集團有限公司 The Wharf (Holdings) Limited 或 or;
  - 6 九龍倉置業地產投資有限公司 Wharf Real Estate Investment Company Limited 或 or;
  - 7 夏利文物業管理有限公司 Harriman Property Management Limited 或 or;
  - 8 海港企業有限公司 Harbour Centre Development Limited 或 or;
  - 9 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).

(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 nomination (if any), 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  
Ricacorp Properties Limited  
香港置業(地產代理)有限公司  
Hong Kong Property Services (Agency) Limited  
世紀21集團有限公司及旗下特許經營商  
Century 21 Group Limited 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  
Earnest 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  
香港地產代理商總會有限公司  
Hong Kong Real Estate Agencies General Association Limited

太陽物業代理有限公司  
Sunrise Property Agency Limited  
名城地產代理有限公司  
Festival Home Property Agency Limited  
  
Home Concept 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.kokomare.hk/>  
The address of the website designated by the Vendor for the Phase is: <https://www.kokomare.hk/>