

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	MONACO ONE 發展項目 MONACO ONE DEVELOPMENT	期數（如有） Phase No. (if any)	第二期 (即 MONACO MARINE) Phase 2 (i.e., MONACO MARINE)
發展項目位置 Location of Development	沐泰街10號 10 Muk Tai Street		
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)			559

印製日期 Date of Printing	價單編號 Number of Price List
02 June 2022	5

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 June 2022	5A	-
30 June 2022	5B	-
28 July 2022	5C	-
28 August 2022	5D	-
27 September 2022	5E	-
14 October 2022	5F	-
19 October 2022	5G	-
28 December 2022	5H	-
28 March 2023	5I	-
28 April 2023	5J	-
14 June 2023	5K	-
07 July 2023	5L	-
28 July 2023	5M	-
26 September 2023	5N	-
03 October 2023	5O	-

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 October 2023	5P	-
06 November 2023	5Q	-
02 February 2024	5R	-
26 February 2024	5S	-
29 February 2024	5T	-
14 March 2024	5U	-
28 March 2024	5V	-
09 April 2024	5W	-
13 April 2024	5X	-
17 May 2024	5Y	-
25 July 2024	5Z	-
19 August 2024	5ZA	-
07 September 2024	5ZB	-
27 September 2024	5ZC	-
04 October 2024	5ZD	-
28 October 2024	5ZE	-
27 November 2024	5ZF	-
28 December 2024	5ZG	-
25 February 2025	5ZH	-
28 March 2025	5ZI	-
25 April 2025	5ZJ	-
26 June 2025	5ZK	-
28 August 2025	5ZL	-
03 October 2025	5ZM	-
28 October 2025	5ZN	-
24 December 2025	5ZO	-
01 February 2026	5ZP	-
26 February 2026	5ZQ	-
15 April 2026	5ZR	-
20 May 2026	5ZS	-
18 June 2026	5ZT	-
26 June 2026	5ZU	-
27 July 2026	5ZV	-

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
Mansion A 低座A座	2	C#	71.325 (768) 露台 Balcony : 2.624 (28) 工作平台 Utility Platform : 0.000 (0)	21,172,000	296,838 (27,568)	--	--	--	--	--	--	--	--	--	--
	1	C#	71.325 (768) 露台 Balcony : 2.624 (28) 工作平台 Utility Platform : 0.000 (0)	21,046,000	295,072 (27,404)	--	--	--	--	--	--	--	--	--	--
	G	C#	68.780 (740) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	21,996,000	319,802 (29,724)	--	--	--	--	18.230 (196)	--	--	--	--	--
Mansion B 低座B座	6	B	39.517 (425) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : 0.000 (0)	14,171,000	358,605 (33,344)	--	--	--	--	--	--	36.255 (390)	--	--	--
	5	B	39.517 (425) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : 0.000 (0)	12,186,000	308,374 (28,673)	--	--	--	--	--	--	--	--	--	--
	3	B	39.517 (425) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : 0.000 (0)	12,113,000	306,526 (28,501)	--	--	--	--	--	--	--	--	--	--
	2	B	39.517 (425) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : 0.000 (0)	12,041,000	304,704 (28,332)	--	--	--	--	--	--	--	--	--	--
	1	B	39.517 (425) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : 0.000 (0)	11,969,000	302,882 (28,162)	--	--	--	--	--	--	--	--	--	--
	G	B	38.027 (409) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	13,381,000	351,882 (32,716)	--	--	--	--	19.366 (208)	--	--	--	--	--
	6	C	30.144 (324) 露台 Balcony : 2.038 (22) 工作平台 Utility Platform : 0.000 (0)	9,805,000	325,272 (30,262)	--	--	--	--	--	--	--	--	--	--
	5	C	30.144 (324) 露台 Balcony : 2.038 (22) 工作平台 Utility Platform : 0.000 (0)	9,747,000	323,348 (30,083)	--	--	--	--	--	--	--	--	--	--
	3	C	30.144 (324) 露台 Balcony : 2.038 (22) 工作平台 Utility Platform : 0.000 (0)	9,689,000	321,424 (29,904)	--	--	--	--	--	--	--	--	--	--
	2	C	30.144 (324) 露台 Balcony : 2.038 (22) 工作平台 Utility Platform : 0.000 (0)	9,631,000	319,500 (29,725)	--	--	--	--	--	--	--	--	--	--
	1	C	30.144 (324) 露台 Balcony : 2.038 (22) 工作平台 Utility Platform : 0.000 (0)	9,574,000	317,609 (29,549)	--	--	--	--	--	--	--	--	--	--
	G	C	58.123 (626) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	21,322,000	366,843 (34,061)	--	--	--	--	41.176 (443)	--	--	--	--	--

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
Mansion B 低座B座	6	D	31.283 (337) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,965,000	318,544 (29,570)	--	--	--	--	--	--	--	--	--	--
	5	D	31.283 (337) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,952,000	318,128 (29,531)	--	--	--	--	--	--	--	--	--	--
	3	D	31.283 (337) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,941,000	317,776 (29,499)	--	--	--	--	--	--	--	--	--	--
	2	D	31.283 (337) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,881,000	315,858 (29,320)	--	--	--	--	--	--	--	--	--	--
	1	D	31.283 (337) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,822,000	313,972 (29,145)	--	--	--	--	--	--	--	--	--	--
	6	E	42.072 (453) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,992,000	308,804 (28,680)	--	--	--	--	--	--	--	--	--	--
	5	E	42.072 (453) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,914,000	306,950 (28,508)	--	--	--	--	--	--	--	--	--	--
	3	E	42.072 (453) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,837,000	305,120 (28,338)	--	--	--	--	--	--	--	--	--	--
	2	E	42.072 (453) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,760,000	303,290 (28,168)	--	--	--	--	--	--	--	--	--	--
	1	E	42.072 (453) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,684,000	301,483 (28,000)	--	--	--	--	--	--	--	--	--	--
Mansion C 低座C座	3	A	66.629 (717) 露台 Balcony : 2.428 (26) 工作平台 Utility Platform : 0.000 (0)	20,082,000	301,400 (28,008)	--	--	--	--	--	--	--	--	--	--
	2	A	66.629 (717) 露台 Balcony : 2.428 (26) 工作平台 Utility Platform : 0.000 (0)	19,962,000	299,599 (27,841)	--	--	--	--	--	--	--	--	--	--
	1	A	66.629 (717) 露台 Balcony : 2.428 (26) 工作平台 Utility Platform : 0.000 (0)	19,843,000	297,813 (27,675)	--	--	--	--	--	--	--	--	--	--
	5	D	42.413 (457) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,778,000	301,276 (27,961)	--	--	--	--	--	--	--	--	--	--
	3	D	42.413 (457) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,702,000	299,484 (27,794)	--	--	--	--	--	--	--	--	--	--
	2	D	42.413 (457) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,626,000	297,692 (27,628)	--	--	--	--	--	--	--	--	--	--

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
Mansion C 低座C座	1	D	42.413 (457) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.501 (16)	12,551,000	295,923 (27,464)	--	--	--	--	--	--	--	--	--	--
	G	D	46.389 (499) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	16,453,000	354,675 (32,972)	--	--	--	--	27.699 (298)	--	--	--	--	--
	5	E	40.909 (440) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.651 (18)	12,375,000	302,501 (28,125)	--	--	--	--	--	--	--	--	--	--
	3	E	40.909 (440) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.651 (18)	12,301,000	300,692 (27,957)	--	--	--	--	--	--	--	--	--	--
	2	E	40.909 (440) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.651 (18)	12,228,000	298,907 (27,791)	--	--	--	--	--	--	--	--	--	--
	1	E	40.909 (440) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.651 (18)	12,155,000	297,123 (27,625)	--	--	--	--	--	--	--	--	--	--
	5	F	41.414 (446) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.501 (16)	12,714,000	306,998 (28,507)	--	--	--	--	--	--	--	--	--	--
	3	F	41.414 (446) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.501 (16)	12,639,000	305,187 (28,339)	--	--	--	--	--	--	--	--	--	--
	2	F	41.414 (446) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.501 (16)	12,563,000	303,352 (28,168)	--	--	--	--	--	--	--	--	--	--
	1	F	41.414 (446) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.501 (16)	12,488,000	301,541 (28,000)	--	--	--	--	--	--	--	--	--	--
Mansion D 低座D座	6	B	41.396 (446) 露台 Balcony : 2.012 (22) 工作平台 Utility Platform : 0.000 (0)	14,117,000	341,023 (31,652)	--	--	--	--	--	--	26.537 (286)	--	--	--
	5	B	41.396 (446) 露台 Balcony : 2.012 (22) 工作平台 Utility Platform : 0.000 (0)	12,727,000	307,445 (28,536)	--	--	--	--	--	--	--	--	--	--
	3	B	41.396 (446) 露台 Balcony : 2.012 (22) 工作平台 Utility Platform : 0.000 (0)	12,651,000	305,609 (28,365)	--	--	--	--	--	--	--	--	--	--
	2	B	41.396 (446) 露台 Balcony : 2.012 (22) 工作平台 Utility Platform : 0.000 (0)	12,575,000	303,773 (28,195)	--	--	--	--	--	--	--	--	--	--
	1	B	41.396 (446) 露台 Balcony : 2.012 (22) 工作平台 Utility Platform : 0.000 (0)	12,500,000	301,962 (28,027)	--	--	--	--	--	--	--	--	--	--
	G	B	39.472 (425) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	13,431,000	340,267 (31,602)	--	--	--	--	15.599 (168)	--	--	--	--	--

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
Mansion D 低座D座	6	C	31.416 (338) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	9,951,000	316,749 (29,441)	--	--	--	--	--	--	--	--	--	--
	5	C	31.416 (338) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	9,892,000	314,871 (29,266)	--	--	--	--	--	--	--	--	--	--
	3	C	30.914 (333) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	9,687,000	313,353 (29,090)	--	--	--	--	--	--	--	--	--	--
	2	C	30.914 (333) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	9,629,000	311,477 (28,916)	--	--	--	--	--	--	--	--	--	--
	1	C	30.914 (333) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	9,572,000	309,633 (28,745)	--	--	--	--	--	--	--	--	--	--
	G	C	59.381 (639) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	20,161,000	339,519 (31,551)	--	--	--	--	28.669 (309)	--	--	--	--	--
	3	D	33.486 (360) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,916,000	296,124 (27,544)	--	--	--	--	--	--	--	--	--	--
	2	D	33.486 (360) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,905,000	295,795 (27,514)	--	--	--	--	--	--	--	--	--	--
	1	D	33.486 (360) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	9,889,000	295,317 (27,469)	--	--	--	--	--	--	--	--	--	--

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

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 \$50,000（或賣方不時於相關銷售安排指定的其他適用金額）之部分臨時訂金必須以銀行本票支付（除非賣方另外同意），臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「高李葉律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK\$50,000 (or such other applicable amount as the Vendor may from time to time specify in the relevant Sales Arrangements) being part of the preliminary deposit must be paid by cashier orders (unless the Vendor agrees otherwise) 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 "Kao, Lee & Yip Solicitors".

支付條款 Terms of Payment

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價減3.5%) (3.5% discount from the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 90 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP .

(A1) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(A2) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(B) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(C) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(D) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(E) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(F) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(G) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減1.5%) (1.5% discount from the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 120 天內由買方繳付。
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 .

(H) **120 天靈活置業按揭貸款付款計劃 120-day Flexible Purchase First Mortgage Loan Payment Plan (照售價減0.5%) (0.5% discount from the Price)**

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 120 天內由買方繳付。
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 .

(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) **季節限定置業有賞優惠 Homebuyer Discount for the Seasons**
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.
- (d) **MONACO MARINE 啟德之最置業優惠 MONACO MARINE – Best of the Best 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.
- (e) **啟德城中心壓軸置業優惠 The Grand Finale of Kai Tak Center Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) **最奢華超級遊艇主題置業優惠 Most Luxurious Super Yacht Concept 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) **最璀璨維港海景置業優惠 Most Splendid Harbour View 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) **全新換樓置業優惠 Special Discount for Upgraders**
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.
- (i) **啟德優尚生活優惠 Superior Kai Tak Living Discount**
買方購買本價單中所列之住宅物業可獲0.5%售價折扣優惠。
A 0.5% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (j) **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）屬任何「會德豐合資格人士」，凡於2022年5月31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 31 May 2022, provided that the Purchaser did not appoint any estate agent to act for him in the purchase of the residential property(ies), a 2.5% discount from the Specified Amount would be offered. "Specified Amount" means the price after deducting the applicable discount in paragraph 4(i) (according to the terms of payment such Purchaser has selected) and paragraphs 4(ii)(b) to (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.

- (k) (並無此編號之折扣)
(No discount of such numbering)

(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)(i)及(4)(ii)。
See (4)(i) and (4)(ii).

- (b) 被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格 Eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space

受制於合約，買方簽署臨時買賣合約購買任何在此價單中標有「#」的住宅物業可被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格認購MONACO ONE 發展項目中的一個住宅停車位（售價及詳情將由賣方全權及絕對酌情決定，並容後公佈）。詳情以相關交易文件條款作準。

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential property marked with a “#” in this price list will have eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space in MONACO ONE Development (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). Subject to the terms and conditions of the relevant transaction documents.

- (c) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (d) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (e) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (f) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (g) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (h) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (i) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (j) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (k) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (l) 啟德「置易買」限定優惠 Kai Tak “Easy Buy” Limited-Time Offer

如買方購買任何本價單所列之一房單位的住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額6%之『啟德「置易買」限定優惠（「該回贈」）』。賣方會將該回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。如有任何爭議，賣方的決定須為最終及對買方具有約束力。該回贈之詳情以相關交易文件條款和條件作準。

If the Purchaser who purchase any 1-bedroom residential property listed in this price list, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a “Kai Tak ‘Easy Buy’ Limited-Time Offer” provided by the Vendor in an amount equivalent to 6% of the Transaction Price of the residential property purchased (the “Rebate”). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. In case of dispute, Vendor’s decision shall be final and binding on the Purchaser. Details of the Rebate shall be subject to the terms and conditions of the relevant transaction documents.

- (m) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (n) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

- (o) 「特別優越獎賞回贈」優惠 “Special Premium Rewards Rebate” Benefit
(只適用於選擇第4(i)段中支付條款(G)或(H)之買家) (Only applicable to purchasers who select Terms of Payment (G) or (H) in paragraph 4(i))

如買方購買本價單中所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額2%之「特別優越獎賞回贈」優惠（「該回贈」）。賣方會將該回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止取消或撤回該回贈。如有任何爭議，賣方的決定須為最終及對買方具有約束力。

If the Purchaser who purchase a residential property listed in the price list, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a “Special Premium Rewards Rebate” Benefit provided by the Vendor in an amount equivalent to 2% of the Transaction Price of the residential property purchased (the “Rebate”). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. The Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith cancel or revoke the Rebate. In case of dispute, Vendor’s decision shall be final and binding on the Purchaser.

(p) **靈活置業按揭貸款 Flexible Purchase First Mortgage Loan**
(只適用於選於第4(i)段中選擇支付條款(H)之買家) (Only applicable to purchasers who select Terms of Payment (H) in paragraph 4(i))

買方可向賣方指定的財務機構申請「靈活置業按揭貸款」(「第一按揭貸款」)(賣方指定的財務機構有權隨時停止提供第一按揭貸款而無須另行通知)。第一按揭貸款主要條款如下：

Purchaser can apply for "Flexible Purchase First Mortgage Loan" ("first mortgage loan") from Vendor's designated financing company (the Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice). Key terms of the first mortgage loan are as follows:-

A. 最高第一按揭貸款金額為成交金額扣除所有提供予買方的折扣、現金回贈(如有)及其他優惠(如有)的價值後的70%。

The maximum amount of the first mortgage loan shall be 70% of the transaction price after deducting the value of all discount(s), cash rebate(s) (if any) and other benefit(s) (if any) made available to the Purchaser.

B. 第一按揭貸款及下列方式計算的利息，須按月分期償還：

The first mortgage loan together with the interest to be calculated in the following manner shall be repaid by monthly instalments: -

1 首 36個月，利息為香港銀行公會不時報價之1個月利息期港元香港銀行同業拆息(H)加8% (H + 8% p.a.)。

H為浮動利率。最終按揭利率以賣方指定的財務機構最後審批及決定者為準。賣方及賣方指定的財務機構並無就此作出，亦不得被視為就此作出任何不論明示或隱含之陳述、承諾或保證。

The interest for the first 36 months shall be calculated at the Hong Kong Dollar Interbank Interest Settlement Rates quoted from time to time by The Hong Kong Association of Banks plus 8% per annum (H + 8% p.a.). H is subject to fluctuation. The final interest rate shall be subject to the final approval and determination by the Vendor's designated financing company. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Vendor's designated financing company in respect thereof.

2 第37個月至第48個月，利息為1個月利息期港元香港銀行同業拆息(H)加9% (H + 9% p.a.)。H為浮動利率。

The interest within 37th to 48th months shall be calculated at the Hong Kong Dollar Interbank Interest Settlement Rates plus 9% per annum (H + 9% p.a.). H is subject to fluctuation.

3 其後利息為1個月利息期港元香港銀行同業拆息(H)加10% (H + 10% p.a.)。H為浮動利率。

And thereafter, the interest shall be calculated at the Hong Kong Dollar Interbank Interest Settlement Rates plus 10% per annum (H + 10% p.a.). H is subject to fluctuation.

4 買方只須以按月分期償還第一按揭貸款的利息，本金須於第一按揭貸款年期屆滿時或之前全數清還。

The Purchaser shall repay the interest of first mortgage loan by monthly instalments, and fully repay the principal before expiry of the maximum tenor of first mortgage loan.

5 買方如就第一按揭貸款作提前還款(全數或部份)：

If the Purchaser shall make any early prepayment (full or partial) of the first mortgage loan :-

a) 如在第一按揭貸款發放之日起計 36 個月內（「指定期間」）提前償還全數之第一按揭貸款，則賣方送出提前付清按揭貸款現金回贈予買方，現金回贈金額為貸款金額的1%

For any early prepayment in full of the outstanding amount of the first mortgage loan made within 36 months from the date of advance of the mortgage loan ("Specified Period"), the Vendor will provide an early settlement cash rebate to the Purchaser in the amount equivalent to 1% of the first mortgage loan amount.

b) 如在指定期間屆滿後作提前全數或部份還款，買方不獲現金回贈。

If any full or partial prepayment is made after expiry of the Specified Period, no cash rebate shall be provided by the Vendor.

C. 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方指定的財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the Vendor's designated financing company for the first mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.

D. 如買方未能如期於簽署臨時買賣合約日期後120日內付清成交金額之餘款，賣方指定的財務機構有權拒絕或撤回買方的第一按揭貸款之申請。

If the Purchaser fails to settle the balance of the transaction price within 120 days after the date of signing of the PASP in full, the Vendor's designated financing company shall be entitled to refuse or revoke the Purchaser's application for the first mortgage loan.

E. 第一按揭貸款年期最長為 5 年。

The maximum tenor of first mortgage loan shall be 5 years.

F. 第一按揭貸款以指明住宅物業之第一衡平法按揭（如適用）及第一法定按揭作抵押。

The first mortgage loan shall be secured by a first equitable mortgage (if applicable) and first legal mortgage over the specified residential property.

G. 買方無須通過壓力測試，惟買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供信貸報告、收入證明及/或銀行紀錄。賣方指定的財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供賣方指定的財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The Purchaser is not required to pass the stress test, provided that the Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing credit report, income proof and/or banking record. The Vendor's designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor(s) (if any). The Purchaser and his/her guarantor(s) (if any) shall provide information and documents as requested by the Vendor's designated financing company, otherwise, the loan application will not be processed.

H. 第一按揭貸款申請需由賣方指定的財務機構獨立審批。

The application for the first mortgage loan shall be processed by the Vendor's designated financing company independently.

I. 所有第一按揭貸款之法律文件必須由賣方指定的財務機構的指定律師行辦理，買方須支付所有第一按揭貸款相關之律師費及代墊付費用。

All legal documents of the first mortgage loan shall be handled by the solicitors' firm designated by the Vendor's designated financing company and all legal costs and disbursements relating thereto shall be borne by the Purchaser.

J. 第一按揭貸款批出與否及其條款，以賣方指定的財務機構的絕對最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。

The approval or disapproval of the first mortgage loan and terms thereof are subject to the absolute and final decision of the Vendor's designated financing company and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the transaction price in full.

- K. 第一按揭貸款受賣方指定的財務機構所定的其他條款及細則約束。
The first mortgage loan is subject to other terms and conditions as determined by the Vendor's designated financing company.
- L. 買方須就申請第一按揭貸款繳交港幣\$5,000不可退還的申請手續費。
A non-refundable application fee of HK\$5,000 for the first mortgage loan shall be payable by the Purchaser.
- M. 第一按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the first mortgage loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅 Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

- (a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契，買方及賣方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用 Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之費用其他實際支出均由買方負責。
All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

- (5) 賣方已委任地產代理在期數中的指明住宅物業的出售過程中行事：
The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

賣方委任的代理：

Agents appointed by the Vendor :

會德豐地產（香港）有限公司
Wheelock Properties (Hong Kong) Limited

會德豐地產（香港）有限公司委任的次代理：
Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

中原地產代理有限公司
Centaline Property Agency Limited
美聯物業代理有限公司
Midland Realty International Limited
利嘉閣地產有限公司
Ricacorp Properties Limited
香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited
世紀21集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees
新高集團地產代理有限公司
Sun Go Group Property 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
世邦魏理仕有限公司
CBRE Limited
高力國際太平洋有限公司
Colliers International Pacific Limited
泓圖資產管理香港公司
Continental Financial Mgmt HK CO.

晉誠地產代理有限公司
Earnest Property Agency Limited
迎富地產代理有限公司
Easywin 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
Hong Kong Real Estate Agencies General Association
領域佳士得國際地產
Landscape Christie's International Real Estate

美林物業代理有限公司
I&Lam Property Agency Limited
康城物業有限公司
Lohas Property Ltd
太陽物業代理有限公司
Sunrise Property Agency Limited
友和地產有限公司
United Properties Limited
泓諾地產
Mega Wealth Property Agency

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