

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	ARUNA	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港鴨脷洲平瀾街8號* 8 Ping Lan Street, Ap Lei Chau, Hong Kong*		
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)	105		

印製日期 Date of Printing	價單編號 Number of Price List
13 June 2023	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
18 April 2024	1A	--
22 May 2024	1B	--

* 此臨時門牌號數有待發展項目建成時確認。

The provisional street number is subject to confirmation when the Development is completed.

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
Aruna	5	B	27,127 (292) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,160,000	337,671 (31,370)	--	--	--	--	--	--	--	--	--	
Aruna	5	C	19,059 (205) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,331,000	332,179 (30,883)	--	--	--	--	--	--	--	--	--	
Aruna	6	A	29,461 (317) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,070,000	341,808 (31,767)	--	--	--	--	--	--	--	--	--	
Aruna	6	B	27,127 (292) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,189,000	338,740 (31,469)	--	--	--	--	--	--	--	--	--	
Aruna	6	C	19,059 (205) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,379,000	334,698 (31,117)	--	--	--	--	--	--	--	--	--	
Aruna	6	D	25,277 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,486,000	335,720 (31,199)	--	--	--	--	--	--	--	--	--	
Aruna	6	E	25,481 (274) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,462,000	332,091 (30,883)	--	--	--	--	--	--	--	--	--	
Aruna	7	A	29,461 (317) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,134,000	343,980 (31,968)	--	--	--	--	--	--	--	--	--	
Aruna	7	B	27,127 (292) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,251,000	341,026 (31,682)	--	--	--	--	--	--	--	--	--	

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
Aruna	7	C	19,059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,428,000	337,268 (31,356)	--	--	--	--	--	--	--	--	--	
Aruna	7	D	25,277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,551,000	338,292 (31,438)	--	--	--	--	--	--	--	--	--	
Aruna	7	E	25,481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,528,000	334,681 (31,124)	--	--	--	--	--	--	--	--	--	
Aruna	8	A	29,461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,217,000	346,797 (32,230)	--	--	--	--	--	--	--	--	--	
Aruna	8	B	27,127 (292) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,328,000	343,864 (31,945)	--	--	--	--	--	--	--	--	--	
Aruna	8	C	19,059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,482,000	340,102 (31,620)	--	--	--	--	--	--	--	--	--	
Aruna	8	D	25,277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,622,000	341,101 (31,699)	--	--	--	--	--	--	--	--	--	
Aruna	8	E	25,481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,599,000	337,467 (31,383)	--	--	--	--	--	--	--	--	--	
Aruna	9	A	29,461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,217,000	346,797 (32,230)	--	--	--	--	--	--	--	--	--	

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
Aruna	9	B	27.127 (292) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,328,000	343,864 (31,945)	--	--	--	--	--	--	--	--	--	
Aruna	9	C	19.059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,482,000	340,102 (31,620)	--	--	--	--	--	--	--	--	--	
Aruna	9	D	25.277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,622,000	341,101 (31,699)	--	--	--	--	--	--	--	--	--	
Aruna	9	E	25.481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,599,000	337,467 (31,383)	--	--	--	--	--	--	--	--	--	
Aruna	10	A	29.461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,262,000	348,325 (32,372)	--	--	--	--	--	--	--	--	--	
Aruna	10	B	27.127 (292) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,369,000	345,375 (32,086)	--	--	--	--	--	--	--	--	--	
Aruna	10	C	19.059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,511,000	341,623 (31,761)	--	--	--	--	--	--	--	--	--	
Aruna	10	D	25.277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,661,000	342,644 (31,842)	--	--	--	--	--	--	--	--	--	
Aruna	10	E	25.481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,639,000	339,037 (31,529)	--	--	--	--	--	--	--	--	--	

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
Aruna	11	A	29,461 (317) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,311,000	349,988 (32,527)	--	--	--	--	--	--	--	--	--	
Aruna	11	B	27,127 (292) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,415,000	347,071 (32,243)	--	--	--	--	--	--	--	--	--	
Aruna	11	C	19,059 (205) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,543,000	343,302 (31,917)	--	--	--	--	--	--	--	--	--	
Aruna	11	D	25,277 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,703,000	344,305 (31,996)	--	--	--	--	--	--	--	--	--	
Aruna	11	E	25,481 (274) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,681,000	340,685 (31,682)	--	--	--	--	--	--	--	--	--	
Aruna	12	A	29,461 (317) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,364,000	351,787 (32,694)	--	--	--	--	--	--	--	--	--	
Aruna	12	B	27,127 (292) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,463,000	348,841 (32,408)	--	--	--	--	--	--	--	--	--	
Aruna	12	C	19,059 (205) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,577,000	345,086 (32,083)	--	--	--	--	--	--	--	--	--	
Aruna	12	D	25,277 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,748,000	346,085 (32,162)	--	--	--	--	--	--	--	--	--	

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
Aruna	12	E	25.481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,727,000	342,490 (31,850)	--	--	--	--	--	--	--	--	--	
Aruna	15	A	29.461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,421,000	353,722 (32,874)	--	--	--	--	--	--	--	--	--	
Aruna	15	B	27.127 (292) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,515,000	350,758 (32,586)	--	--	--	--	--	--	--	--	--	
Aruna	15	C	19.059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,613,000	346,975 (32,259)	--	--	--	--	--	--	--	--	--	
Aruna	15	D	25.277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,797,000	348,024 (32,342)	--	--	--	--	--	--	--	--	--	
Aruna	15	E	25.481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,776,000	344,413 (32,029)	--	--	--	--	--	--	--	--	--	
Aruna	16	C	19.059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,652,000	349,021 (32,449)	--	--	--	--	--	--	--	--	--	
Aruna	16	D	25.277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,849,000	350,081 (32,533)	--	--	--	--	--	--	--	--	--	
Aruna	16	E	25.481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,828,000	346,454 (32,219)	--	--	--	--	--	--	--	--	--	

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
Aruna	17	C	19,059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,694,000	351,225 (32,654)	--	--	--	--	--	--	--	--	--	
Aruna	17	D	25,277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,904,000	352,257 (32,735)	--	--	--	--	--	--	--	--	--	
Aruna	17	E	25,481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,883,000	348,613 (32,420)	--	--	--	--	--	--	--	--	--	
Aruna	18	C	19,059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,782,000	355,842 (33,083)	--	--	--	--	--	--	--	--	--	
Aruna	19	C	19,059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,782,000	355,842 (33,083)	--	--	--	--	--	--	--	--	--	

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
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時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4) 註：在本第(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（「臨時合約」）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 purchase price of the residential property set out in the preliminary agreement for sale and purchase (“PASP”). 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.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，請準備港幣\$50,000 銀行本票以支付部份臨時訂金，抬頭請寫：「高李葉律師行」。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. Please bring along a cashier's order of HK\$50,000 made payable to “Kao, Lee & Yip Solicitors” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

(4)(i) 支付條款 Terms of Payment

(A) 120 天現金付款計劃 120-day Cash Payment Plan (照售價減 11%) (11% discount from the price)

1. 買方須於簽署有關住宅物業的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 個工作日內簽署有關住宅物業的正式買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP in respect of the residential property. The formal agreement for sale & purchase in respect of the residential property (“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，或在賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內由買方繳付，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 after the date of the Vendor's written notification to the Purchaser that the

Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(B) 建築期付款計劃 Stage Payment Plan (照售價減 7%) (7% discount from the price)

~~1. 買方須於簽署有關住宅物業的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合約。~~

~~The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP in respect of the residential property. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.~~

~~2. 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內繳付成交金額 95%作為成交金額餘款。~~

~~95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser~~

(C) 建築期備用按揭付款計劃 Stage Standby Mortgage Payment Plan (照售價減 5%) (5% discount from the price)

~~1. 買方須於簽署有關住宅物業的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合約。~~

~~The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP in respect of the residential property. The ASP shall be signed by the Purchaser within 5 working days after signing of the PASP.~~

~~2. 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內繳付成交金額 95%作為成交金額餘款。~~

~~95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.~~

買方可向賣方指定之財務機構申請「備用第一按揭貸款」。詳情請參閱第(4)(iii)(C)段。

The Purchaser may apply to the Vendor's designated financing company for the "Standby First Mortgage Loan". Please refer to paragraph (4)(iii)(C) for details.

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

(A) 見 4(i)。

See 4(i).

(B) 慢活港島南折扣 Island South Chill Living Discount

買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約可獲額外 3%售價折扣優惠。

An extra 3% discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(C) 「弦岸」置業折扣 Home Purchase Discount

買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約可獲額外 2%售價折扣優惠。

An extra 2% discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(D) 南港島線沿線折扣 Along South Island Lines Discount

買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約可獲額外 8%售價折扣優惠。

An extra 8% discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(E) 高端人才及專業人士折扣 Top Talent and Professional Discount

買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約可獲額外 8%售價折扣優惠。

An extra 8% discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(F) 按揭利息津貼折扣 Mortgage Interest Allowance Discount

買方購買本價單下列附表指定住宅單位並就住宅物業簽訂臨時合約可獲指定售價折扣優惠。

A designated discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in the Schedule below in this price list.

附表 Schedule

樓層 Floor	單位 Flat	按揭利息津貼折扣	Mortgage Interest Allowance Discount
5	C	售價 9.75%	9.75% of the Price
7	C	售價 9%	9% of the Price
9	C	售價 8.25%	8.25% of the Price
11	C	售價 7.5%	7.5% of the Price
15	C	售價 7%	7% of the Price
6	E	售價 9%	9% of the Price
7	E	售價 8.5%	8.5% of the Price
9	E	售價 8%	8% of the Price
11	E	售價 7.5%	7.5% of the Price
15	E	售價 7.25%	7.25% of the Price

樓層 Floor	單位 Flat	按揭利息津貼折扣	Mortgage Interest Allowance Discount
6	C	售價 8%	8% of the Price
8	C	售價 7.25%	7.25% of the Price
10	C	售價 6.75%	6.75% of the Price
12	C	售價 6.25%	6.25% of the Price

(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) 智能家居裝置優惠 Home Automation Devices Benefit

如買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約，並按照臨時合約規定簽署正式合約及全數付清成交金額，下述附表內所列的智能家居裝置（統稱“贈品”）將會於住宅物業內提供及將按正式合約完成住宅物業之買賣時（“成交”）由賣方交予買方。贈品受其他條款及條件約束。

If the Purchaser signs the PASP to purchase a residential property listed in this price list, and signs the ASP in accordance with the PASP and fully settles the transaction price, the Home Automation Devices (collectively “Gift”) as per the table below hereto will be provided in the residential property and will be handed over by the Vendor to the Purchaser(s) upon completion of the sale and purchase of the residential property under the ASP (“Completion”). The provision of Gift is subject to other terms and conditions.

附表 Schedule

Description 描述	Quantity 數量	Flat 單位
Magic Dot 紅外線遙控器	1	Applicable to Flat C only 只適用於 C 單位
Magic Dot 紅外線遙控器	2	Applicable to Flats A, B, D and E only 只適用於 A、B、D 及 E 單位
Temperature and Humidity Sensor 溫度及濕度傳感器	1	Applicable to all residential units 適用於所有住宅單位

Google Nest Mini 智能音響	1	Applicable to all residential units 適用於所有住宅單位
Wi-Fi 6 Dual-band Mesh System Mesh Wi-Fi 6 無線路由器	1	Applicable to all residential units 適用於所有住宅單位

(B) 代繳印花稅優惠 Stamp Duty Payment Benefit

買方購買本價單所列之住宅物業，可獲賣方代其支付從價印花稅。最終代付的從價印花稅為(1)成交金額的 3%，或(2)香港印花稅署(「印花稅署」)就該物業的正式合約要求繳納的從價印花稅金額，以較低者為準，超出上限的從價印花稅款額(如有)，由買方自行承擔。若買方簽署臨時合約時擁有其他任何香港住宅物業(「原物業」)，並於其後售出原物業並向印花稅署申請退還部分從價印花稅，買方不須將退還稅項任何部份支付賣方。如因任何原因未能完成該物業之買賣或正式合約因任何原因被取消或終止，自印花稅署發還之由賣方繳付的從價印花稅將須退還予賣方。上述之代繳印花稅優惠受其他條款及條件限制。

The Vendor will pay for the Purchaser(s) of the residential property listed in this price list such amount of ad valorem stamp duty, which shall be the lower of (1) 3% of the transaction price and (2) the amount of ad valorem stamp duty payable on the ASP of the property concerned charged by the Stamp Office of Hong Kong (the "Stamp Office"). The excess amount of the ad valorem stamp duty (if any) shall be borne by the Purchaser(s). Where the Purchaser(s) own(s) any other residential property in Hong Kong (the "original property") at the time of his signing of the PASP and subsequently sells the original property and then applies to the Stamp Office for refund of part of the ad valorem stamp duty paid, the Purchaser(s) is/are not required to reimburse any part of the refund amount to the Vendor. If the sale and purchase of the property concerned is not completed for any reason, or the ASP is cancelled or terminated for any reason, the ad valorem stamp duty paid by the Vendor and refunded from the Stamp Office shall be returned to the Vendor. The abovementioned Stamp Duty Payment Benefit is subject to other terms and conditions.

(C) 備用第一按揭貸款(「第一按揭貸款」)(此安排只適用於選擇第(4)(i)段中支付條款(C)之買方)

Standby First Mortgage Loan ("First Mortgage Loan") (This arrangement is only applicable to Purchasers who choose Terms of Payment (C) in paragraph (4)(i))

買方可向賣方指定財務機構申請第一按揭貸款。主要條款如下：

The Purchaser can apply for the First Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

(1) 買方必須於正式合約內訂明的付清成交金額餘額之日或於正式合約第 4(1)(c)條訂明的發展項目的預計關鍵日期(以較早者為準)前最少 60 日以書面向指定財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan in not less than 60 days before the date of full settlement of the balance of the transaction price as specified in the ASP or the estimated material date for the Development as specified in clause 4(1)(c) in the ASP (whichever is earlier).

(2) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan amount and/or the interest rate.

(3) 第一按揭貸款以住宅物業之第一衡平法按揭及/或第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first equitable mortgage and/or first legal mortgage over the residential property.

(4) 第一按揭貸款金額最高為成交金額的 80%。

The maximum amount of First Mortgage Loan is 80% of the transaction price.

(5) 第一按揭貸款第一及第二年之按揭利率為指定財務機構不時報價之最優惠利率(P)減年息 1% (P-1%) (現時 P=5.75%) 計算，第三年之按揭利率為指定財務機構不時報價之最優惠利率(P) 計算，其後之按揭利率為指定財務機構不時報價之最優惠利率(P)加年息 1% (P+1%) 計算，受制於利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定財務機構不時之報價。

Interest rate of the First Mortgage Loan for the first and second years shall be at the Prime Rate (P) quoted by the designated financing company from time to time minus 1% per annum (P-1%) (currently P=5.75%), interest rate of the First Mortgage Loan for the third year shall be at the Prime Rate (P) quoted by the designated financing company from time to time, thereafter at the Prime Rate (P) quoted by the designated financing company from time to time plus 1% per annum (P+1%), subject to fluctuation. The final interest rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company from time to time.

(6) 第一按揭貸款年期最長為 25 年。

The maximum tenor of First Mortgage Loan shall be 25 years.

(7) 買方須以按月分期償還第一按揭貸款。

The Purchaser shall repay the First Mortgage Loan by monthly installments.

(8) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

(9) 第一按揭貸款申請須由指定財務機構獨立審批。

The First Mortgage Loan shall be approved by the designated financing company independently.

(10) 所有第一按揭貸款法律文件須由指定財務機構代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。

All legal documents of First Mortgage Loan shall be handled by the designated financing company's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(11) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。就第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，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。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval and the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full transaction price of the residential property in accordance with the ASP.

(12) 第一按揭貸款受指定財務機構所定其他條款及細則及相關交易文件約束。

The First Mortgage Loan is subject to other terms and conditions as determined by the designated financing company and the relevant transaction documents.

(13) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方提出任何申索。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

(14) 賣方沒有參與及提供第一按揭貸款。第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因第一按揭貸款所引發的任何事情負上任何責任。

Notice is hereby given that the Vendor is not involved in the arrangement of the First Mortgage Loan mentioned above. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the designated financing company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the First Mortgage Loan.

(15) 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.

(B) 嵌入式儲物櫃優惠 Built-in Cabinet Benefit

賣方將於成交時以現狀（指該傢俱以成交當天之狀況）於下表所列之住宅物業內提供嵌入式儲物櫃（「該傢俱」）。該傢俱將免費送贈予買方。買方不須就該傢俱支付任何代價。賣方或任何賣方之代表不會就該傢俱或其任何部分或其質量或是否適合任何用途作出任何保證、維護或陳述，更不會作出任何保證、維護或陳述有關該傢俱或其任何部分之狀況、狀態、品質、材料、成分或適用性或該傢俱或其任何部分是否有良好的效能。本優惠受其他條款及條件約束。

The Vendor will provide the Purchaser of each of the following residential properties set out in the Table below a built-in cabinet (the "Furniture") in the residential property upon Completion in an "as-is" condition, meaning, the condition that the Furniture is or will be in as at the date of Completion. The Furniture will be provided to the Purchaser(s) free of charge. No consideration will be payable by the Purchaser(s) for the Furniture. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards to the Furniture or any part thereof or as regards to the quality or fitness for any purpose of the same. In particular, no warranty, maintenance or representation whatsoever is given as to condition, state, quality, material, composition or the fitness of the Furniture or any part thereof or as to whether the Furniture or any part thereof is or will be in working condition. This offer is subject to other terms and conditions.

附表 Schedule

Description 描述	Quantity 數量	Flat 單位
Built-in Cabinet 嵌入式儲物櫃	1	Applicable to Flats A, B, C, D and E only 只適用於 A、B、C、D 及 E 單位

(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

(A) 如買方選用賣方指定之代表律師同時處理有關購買的所有法律文件，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費用（只限於買方親自完成轉讓契，但並不適用於買方之提名人或轉購人）。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式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 act on his/ her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the ASP and the assignment (but only if the assignment is

in favour of the Purchaser but not his/ her nominee or sub-purchaser). If the Purchaser chooses to instruct his/ her own solicitors to act for him/ her in relation to the purchase, each of the Vendor and Purchaser shall pay his/ her own solicitors' legal fees in respect of the ASP and the assignment.

- (B) 有關臨時合約、正式合約、其後的提名及其他可予徵收印花稅的買賣協議(如有)、轉讓契及任何對應本(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)及逾期加蓋印花的罰款，一概由買方單獨承擔及繳付。

All stamp duty (including without limitation the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) on the PASP, the ASP, any subsequent nomination and other chargeable agreement for sale (if any), the subsequent Assignment and any counterpart(s) thereof and any penalty for late stamping thereof 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

製作、登記及完成公契及管理協議、副公契(如有)及分副公契(如有)(統稱「公契」)之費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的正式合約及轉讓契之圖則費、所購住宅物業的按揭(如有)之法律及其他費用及雜費及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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

- (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:

中原地產代理有限公司 Centaline Property 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

萬邦地產 Good Profit Property Agency

香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited and Chartered Members

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association Limited and Chartered Members

富臨行物業代理有限公司 L&C 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

基置地產有限公司 WIT Property 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.aruna.com.hk

The address of the website designated by the Vendor for the development is: www.aruna.com.hk