價單 Price List

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

發展項目期數名稱 Name of the Phase of the Development	海德園的第一期 Phase 1 of THE HEADLAND RESIDENCES	期數 (如有) Phase No. (if any)	第一期 Phase 1
期數位置 Location of the Phase	常安街99號 99 Sheung On Street		
期數中的住宅物業的總數 The total number of residential properties in the Phase		592	

印製日期 Date of Printing	價單編號 Number of Price List
31 August 2025	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
28 October 2025	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
第2座 Tower 2	5	H	53.246 (573) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,382,000	213,763 (19,864)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	6	H	53.246 (573) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,438,000	214,814 (19,962)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	10	E	40.626 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,088,000	199,084 (18,508)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	11	E	40.626 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,124,000	199,970 (18,590)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	12	E	40.626 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,161,000	200,881 (18,675)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	13	E	40.626 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,194,000	201,693 (18,751)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	15	E	40.626 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,226,000	202,481 (18,824)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	21	C	48.518 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,185,000	209,922 (19,511)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	21	F	38.865 (418) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,043,000	206,947 (19,242)	--	--	--	--	--	--	--	--	--	--

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
第2座 Tower 2	22	B	83.511 (899) 露台 Balcony: 2.714 (29) 工作平台 Utility Platform: 1.500 (16)	23,179,000	277,556 (25,783)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	22	C	48.518 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,226,000	210,767 (19,590)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	22	F	38.865 (418) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,076,000	207,796 (19,321)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	23	B	83.511 (899) 露台 Balcony: 2.714 (29) 工作平台 Utility Platform: 1.500 (16)	23,480,000	281,161 (26,118)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	23	C	48.518 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,267,000	211,612 (19,669)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	23	F	38.865 (418) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,108,000	208,620 (19,397)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	25	B	83.511 (899) 露台 Balcony: 2.714 (29) 工作平台 Utility Platform: 1.500 (16)	23,774,000	284,681 (26,445)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	25	C	48.518 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,308,000	212,457 (19,747)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	25	F	38.865 (418) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,140,000	209,443 (19,474)	--	--	--	--	--	--	--	--	--	--

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
第2座 Tower 2	26	C	48.518 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,349,000	213,302 (19,826)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	26	F	38.865 (418) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,173,000	210,292 (19,553)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	26	H	53.246 (573) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,513,000	235,004 (21,838)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	27	C	48.518 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,391,000	214,168 (19,906)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	27	F	38.865 (418) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	8,206,000	211,141 (19,632)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	27	H	53.246 (573) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,575,000	236,168 (21,946)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	28	H	53.246 (573) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,698,000	238,478 (22,161)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	5	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	9,906,000	198,069 (18,413)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	6	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	9,956,000	199,068 (18,506)	--	--	--	--	--	--	--	--	--	--

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
第3座 Tower 3	7	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,005,000	200,048 (18,597)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	8	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,065,000	201,248 (18,708)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	9	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,086,000	201,668 (18,747)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	10	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	9,959,000	199,703 (18,546)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	11	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,004,000	200,606 (18,629)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	12	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,049,000	201,508 (18,713)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	13	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,089,000	202,310 (18,788)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	13	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,218,000	217,783 (20,249)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	15	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,129,000	203,112 (18,862)	--	--	--	--	--	--	--	--	--	--

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
第3座 Tower 3	15	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,274,000	218,870 (20,350)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	16	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,170,000	203,934 (18,939)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	17	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,210,000	204,736 (19,013)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	18	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,272,000	205,980 (19,128)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	19	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,292,000	206,381 (19,166)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	20	E	49.869 (537) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,333,000	207,203 (19,242)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	21	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,559,000	211,125 (19,626)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	21	F	47.563 (512) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	9,872,000	207,556 (19,281)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	21	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,617,000	225,529 (20,969)	--	--	--	--	--	--	--	--	--	--

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
第3座 Tower 3	22	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,602,000	211,985 (19,706)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	22	F	47.563 (512) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	9,911,000	208,376 (19,357)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	22	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,675,000	226,655 (21,074)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	23	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,644,000	212,825 (19,784)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	23	F	47.563 (512) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	9,951,000	209,217 (19,436)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	23	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,733,000	227,781 (21,179)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	25	D	50.013 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,687,000	213,684 (19,864)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	25	F	47.563 (512) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	9,991,000	210,058 (19,514)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	26	F	47.563 (512) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,031,000	210,899 (19,592)	--	--	--	--	--	--	--	--	--	--

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
第3座 Tower 3	27	F	47.563 (512) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	10,071,000	211,740 (19,670)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	30	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,162,000	236,109 (21,953)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	31	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,259,000	237,993 (22,128)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	32	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,357,000	239,895 (22,305)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	33	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,456,000	241,817 (22,484)	--	--	--	--	--	--	--	--	--	--
第3座 Tower 3	35	G	51.510 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,556,000	243,758 (22,664)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱該期數的售樓說明書，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 section 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –

第52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)
如某人於某日期訂立臨時買賣合約，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

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

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8 條及附表二第2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4) (i) 支付條款 Terms of Payment

註：「售價」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，以四捨五入方式換算至千位數作為樓價。買方須為於一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: "Price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded off to the nearest thousand to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(A) 現金付款計劃 (照售價減3%) Cash Payment Plan (3% discount on the Price)

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金。其中HK$100,000之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「孖士打律師行」或「Johnson Stokes & Master」。

Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser should pay an initial deposit equivalent to 5% of the purchase price. Part of the initial deposit in the sum of HK$100,000 must be paid by cashier order and the balance of the initial deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Johnson Stokes & Master" or "孖士打律師行".

買方須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
The Formal Agreement for Sale and Purchase shall be executed by the Purchaser within 5 working days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

樓價95% (樓價餘款) 於簽署臨時買賣合約後120天內支付，或於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14 日內繳付，以較早者為準。
95% of purchase price (balance of the purchase price) shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(B) 建築期付款計劃 (照售價) Stage Payment Plan (the Price)

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金。其中HK$100,000之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「孖士打律師行」或「Johnson Stokes & Master」。

Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser should pay an initial deposit equivalent to 5% of the purchase price. Part of the initial deposit in the sum of HK$100,000 must be paid by cashier order and the balance of the initial deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Johnson Stokes & Master" or "孖士打律師行".

買方須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
The Formal Agreement for Sale and Purchase shall be executed by the Purchaser within 5 working days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

樓價 95% (樓價餘款) 於賣方就其有能力將該期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。
95% of the purchase price (balance of the purchase price) to be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

(a) 印花稅補貼優惠 Stamp Duty Benefit

買方可獲3%售價折扣作為印花稅補貼優惠。
3% discount on the Price would be offered to the Purchaser as Stamp Duty Benefit.

(b) 「太古地產住宅」優惠 "Swire Properties Residences" Benefit

買方(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)) 如已登記「太古地產住宅」，可獲1%售價折扣優惠。
1% discount on the Price would be offered to Purchasers (i.e. 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 company)) who have signed up for "Swire Properties Residences".

(c) 限時折扣優惠 Limited Time Discount

凡於2025年12月31日或之前簽署臨時買賣合約購買期數內指明住宅物業之買方，可獲8%售價折扣作為限時折扣優惠。
8% discount on the Price would be offered to the Purchaser who signs a Preliminary Agreement for Sale and Purchase on or before 31 December 2025 to purchase any of the specified residential property in the Phase.

(d) 太古尊貴回饋 Swire Loyalty Rewards

[不適用於已選擇第(4)(ii)(e)段太古地產員工優惠或公司名義之買方] [Not applicable to the Purchaser who has selected Swire Properties Staff Discount in paragraph (4)(ii)(e) or is a company]

在簽署臨時買賣合約當日，買家如屬 (i) 太古地產有限公司曾參與之指定住宅發展項目 (「指定物業」) 的現有業主 或 (ii) 太古坊商業租戶員工 (太古地產有限公司員工除外)，或為 (i) 或 (ii) 的近親，可獲1%售價折扣優惠。
折扣優惠僅適用於期數的首20個以價單形式出售的指明住宅物業，詳情將由賣方全權及絕對酌情決定。

1% discount on the Price would be offered to the Purchaser who is (i) an existing owner of selected residential developments of Swire Properties Limited ("Designated Properties") or (ii) an employee of any commercial tenant in Taikoo Place (excluding staff of Swire Properties Limited), or a close relative of (i) or (ii), on the date of signing of the Preliminary Agreement for Sale and Purchase. The discount is applicable to first 20 specified residential properties of the Phase sold by way of price list only, details will be determined by the Vendor at its sole and absolute discretion.

(i) 折扣優惠適用於持有指定物業的現有業主，買方需在賣方決定的時間內 (遞交購樓意向登記時或即場) 提供賣方認為合適的文件進行驗證。賣方有絕對酌情權決定指定物業的範圍。

The discount is applicable to an existing owner of the Designated Properties, subject to verification by providing documents acceptable to the Vendor within such time limit stipulated by the Vendor (upon submission of Registration of Intent or on spot). The Vendor shall have absolute discretion to determine the scope of Designated Properties.

指定物業包括甘道3號，5 Star Street， 殷然，瀚然，珒然，蔚然，DUNBAR PLACE，EIGHT STAR STREET，海峰園，港濤軒，港運城，海盈山，鯉景灣，逸濤灣，MOUNT PARKER RESIDENCES，傲璇， 柏蕙苑， 雍景臺， 星域軒 ，太古城，雅賓利，逸意居，逸樺園，WHITESANDS，惠安苑，華蘭花園。

Designated Properties include 3 Coombe Road, 5 Star Street, ALASSIO, AREZZO, ARGENTA, AZURA, DUNBAR PLACE, EIGHT STAR STREET, Harbour Heights, Island Lodge, Island Place, La Montagne, Lei King Wan, Les Saisons, MOUNT PARKER RESIDENCES, OPUS HONG KONG, Parkvale, Robinson Place, StarCrest, Taikoo Shing, The Albany, The Floridian, The Orchards, WHITESANDS, Westlands Gardens, Westlands Court.

(ii) 折扣優惠適用於在太古坊商業租戶工作的員工 (太古地產有限公司員工除外)。賣方有絕對酌情權決定優惠適用對象之資格認定。

The discount is applicable to an employee of any commercial tenant in Taikoo Place (excluding staff of Swire Properties Limited). The Vendor shall have absolute discretion to determine the eligibility of commercial tenants.

近親包括配偶、父母、祖父母、外祖父母、兄弟姊妹、子女、孫子女或外孫子女，並須年滿18歲，買方需在賣方決定的時間內 (遞交購樓意向登記時或即場) 提供賣方滿意的關係證明。

Close relative means the spouse, parent, grandparent, sibling, child or grandchild, who shall be at least 18 years old, subject to verification by production of relationship proof by the Purchaser within such time limit stipulated by the Vendor (upon submission of Registration of Intent or on spot) to the satisfaction of the Vendor.

(e) 太古地產員工優惠 Swire Properties Staff Discount

[不適用於已選擇第(4)(ii)(d)段太古尊貴回饋或公司名義之買方] [Not applicable to the Purchaser who has selected Swire Loyalty Rewards in paragraph (4)(ii)(d) or is a company]

指定太古地產有限公司之員工 (需經太古地產有限公司人力資源及行政部或太古酒店人才及文化部驗證) 或其近親直接經由太古地產物業代理有限公司購入本價單內指明住宅物業，可獲2.5%售價折扣優惠。
賣方有絕對酌情權決定優惠適用對象之資格認定。

2.5% discount on the Price would be offered to selected staff of Swire Properties Limited (subject to verification by Human Resources & Administration Department at Swire Properties Limited or People & Culture Department at Swire Hotels) or their close relative who purchases any specified residential property in this price list directly through Swire Properties Real Estate Agency Limited. The Vendor shall have absolute discretion to determine the eligibility of selected staff of Swire Properties Limited.

每位合資格指定太古地產有限公司員工或其近親僅限使用此折扣優惠購買一個住宅物業。

Each eligible selected staff of Swire Properties Limited or their close relative is limited to purchasing one residential property using this discount.

近親包括配偶、父母、祖父母、外祖父母、兄弟姊妹、子女、孫子女或外孫子女，並須年滿18歲，買方需在賣方決定的時間內 (遞交購樓意向登記時或即場) 提供賣方滿意的關係證明。

Close relative means the spouse, parent, grandparent, sibling, child or grandchild, who shall be at least 18 years old, subject to verification by production of relationship proof by the Purchaser within such time limit stipulated by the Vendor (upon submission of Registration of Intent or on spot) to the satisfaction of the Vendor.

(4) (iii) 可就購買該期數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) 提前成交現金回贈 Early Completion Cash Rebate
[只適用於已選擇第(4)(i)段支付條款中付款計劃(B)之買方] [Only applicable to purchaser(s) who has selected Payment Plan (B) in paragraph (4)(i) Terms of Payment]

如買方提前於臨時買賣合約 (「臨時合約」) 及其後的正式買賣合約 (「正式合約」) 訂明的成交日期完成該物業的買賣及於付款限期日之前付清樓價，可獲賣方根據以下列表計算的「提前成交現金回贈」。
Where the Purchaser completes the sale and purchase of the Property and fully pays and settles the Purchase Price earlier than the completion date and the due date(s) of payment as specified in the Preliminary Agreement for Sale and Purchase ("PASP") and the subsequent formal Agreement for Sale and Purchase ("ASP"), the Purchaser shall be entitled to an "Early Completion Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below.

提前成交現金回贈 (「現金回贈」) 列表
Early Completion Cash Rebate ("Cash Rebate") Table

完成住宅物業的買賣日期 Date of completion	「提前成交現金回贈」金額 "Early Completion Cash Rebate" Amount
簽署臨時合約日期後120日內 Within 120 days after the date of signing of the PASP	相關住宅物業樓價的2.5% 2.5% of Purchase Price of the relevant residential property

賣方會將現金回贈直接用於支付部份買方依臨時合約及正式合約應支付之樓價餘額 , 惟買方必須於提前成交及付清樓價不少於30天前親身以賣方指定的書面通知的格式 (「提前付清所有樓價通知書」) 通知賣方。
The Vendor will apply directly the Cash Rebate for part payment of the balance of purchase price payable by the Purchaser pursuant to the PASP and the ASP provided that the Purchaser shall in person serve a written notice to the Vendor ("Notice for Early Full Payment of Purchase Price") in the form specified by the Vendor not less than 30 days before the actual date of completion and full payment of purchase price.

現金回贈為買方個人專有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。
The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to a third party. Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the PASP and the ASP and to complete the purchase of the Property in accordance with the terms and condition contained therein.

一旦買方未能遵守、履行或遵從臨時合約及正式合約內任何條款或條件，現金回贈即告自動失效而賣方有權即時撤銷現金回贈，且不影響賣方在臨時合約、正式合約或法律上之其他權利與申索。
In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained herein, the PASP and the ASP, the offer of Cash Rebate shall cease to have effect and lapse automatically and the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith without prejudice to the Vendor's other rights and claims under the PASP and the ASP or at law.

與任何條款及條件有關的任何爭議，概由賣方享有最終決定權。
In case of any dispute in relation to any terms and conditions, the Vendor shall have the right of final decision.

(b) 免費專車接送服務 Free Car Pick-up and Drop-off Services

所有發展項目內的住宅物業的住戶均可享有免費專車接送服務 (「該服務」)，來往發展項目與杏花邨港鐵站 (或附近地點)。該服務將由賣方安排並由第三方服務供應商營運，由開始日期起計 (有待確定) 為期兩年。 該服務詳情 (包括但不限於開始日期、服務時間、路線、條款及細則等) 將由賣方不時進一步公佈。
All residents of residential properties of the Development will be eligible to enjoy Free Car Pick-up and Drop-off Services (the "Services") between the Development and Heng Fa Chuen MTR Station (or at nearby location). The Services will be arranged by the Vendor and operated by third party services provider(s) for 2 years from the commencement date (to be confirmed). Details of the Services (including but not limited to commencement date, services hours, routes, terms and conditions, etc.) will be further announced by the Vendor from time to time.

(4) (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

如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約、轉讓契及辦理按揭 (如有)，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用 (不包括代墊付費用，代墊付費用須由買方支付) 將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in relation to the agreement for sale and purchase, the assignment and the mortgage (if any), the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

如買方選擇另聘代表律師為買方之代表律師處理其買賣合約、轉讓契及/或辦理按揭 (如有)，買賣雙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 chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase, the assignment and/or the mortgage (if any), each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅 (包括但不限於任何買方提名書或轉售的印花稅、任何從價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) 及登記費。
All stamp duty (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4) (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

製作、登記及完成公契及管理協議、副公契及管理協議 (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、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭 (如有) 之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有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 and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (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 property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註:
Notes:

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

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

(5) 賣方已委任地產代理在該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:

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
城市房產公平協會有限公司	City Realtor Fair Union Limited
夢想家地產代理有限公司	Dream House Limited
怡居地產有限公司	Easy Property Co. Limited
迎富地產代理有限公司	Easywin Property Agency Limited
金滙地產有限公司	Gamway Property Agency Limited
香港(國際)地產商會有限公司	Hong Kong (International) Realty Association Limited
香港置業(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	Hong Kong Real Estate Agencies General Association Limited
仲量聯行有限公司	Jones Lang LaSalle Limited
美聯物業代理有限公司	Midland Realty International Limited
專業地產有限公司	Professional Properties Limited
利嘉閣地產有限公司	Ricacorp Properties Limited
第一太平戴維斯住宅代理有限公司	Savills Realty Limited
搜房(香港)集團有限公司	Soufun (Hong Kong) Group Limited
太陽物業香港代理有限公司	Sunrise Property HK Agency Limited
盈時地產代理有限公司	Wintime 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) 賣方就該期數指定的互聯網網站的網址為:
The address of the website designated by the vendor for the Phase is:

www.theheadlandresidences.hk
www.theheadlandresidences.hk