

根據《一手住宅物業銷售條例》第60條所備存的成交紀錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of the Development	283 King's Road (住宅部分名稱: 皇都) 283 King's Road (Name of the residential accomodation: STATE PAVILIA)	期數 (如有) Phase No. (if any)	
發展項目位置 Location of the Development	英皇道283號 (臨時) No. 283 King's Road (provisional)		

重要告示：

閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能出現變化。

Important Note:

Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

第二部份：交易資料 Part 2: Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日/月/年) Date of PASP (DD/MM/YYYY)	買賣合約的日期 (日/月/年) Date of ASP (DD/MM/YYYY)	終止買賣合約的日期 (如適用) (日/月/年) Date of termination of ASP (if applicable) (DD/MM/YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 (元) Transaction Price (\$)	售價修改的細節及日期(日/月/年) Details and date (DD/MM/YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name (即發展項目住宅部分名稱) (i.e. Name of the residential accommodation of the Development)	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
11/01/2025			皇都 State Pavilia	31	A1	B2-P32	\$51,748,000		(a) 建築期付款計劃 1 Stage Payment Plan 1 (只適用於以投標方式購買的物業) (Only applicable for properties purchased by way of tender) (b) 提前成交現金回贈 Early Completion Cash Rebate (只適用於以投標方式購買的相關物業，其適用之「提前成交現金回贈」列表以該物業當其時適用之相關招標文件內所列之相關條款及細則為準)(Only applicable for the relevant properties purchased by way of tender. The "Early Completion Cash Rebate" Table applicable to the said relevant properties are subject to the relevant terms and conditions set out in the relevant tender document applicable to the said properties for the time being.) 受限於相關交易文件條款及細則，如買方提前於相關正式買賣合約訂明的成交日之前付清樓價及成交，可獲賣方根據相關招標文件內之有關陳列表計算的「提前成交現金回贈」。(見備註7(ii)(B)) Subject to the terms and conditions of the relevant transaction documents, where the Purchaser fully pays and settles the purchase price and completes the sale and purchase earlier than the completion date as specified in the relevant formal Agreement for Sale and Purchase, 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 relevant table listed in the relevant tender document. (See Remark 7(ii)(B)) (c) HKGTA Town Club會籍優惠 HKGTA Town Club Patronship Benefit 受限於相關條款及細則，買方將按列於相關交易文件之相關列表獲提供HKGTA Town Club會籍優惠。(見備註7(ii)(C)) Subject to the relevant terms and conditions, the Purchaser will be offered with the HKGTA Town Club Patronship Benefit in the manners set out in the relevant table listed in the relevant transaction documents. (See Remark 7(ii)(C))	

11/01/2025			皇都 State Pavilia	32	A1	B2-P23, B2-P22	\$53,270,000		<p>(a) 建築期付款計劃 1 Stage Payment Plan 1 (只適用於以投標方式購買的物業) (Only applicable for properties purchased by way of tender)</p> <p>(b) 提前成交現金回贈 Early Completion Cash Rebate (只適用於以投標方式購買的相關物業，其適用之「提前成交現金回贈」列表以該物業當其時適用之相關招標文件內所列之相關條款及細則為準)(Only applicable for the relevant properties purchased by way of tender. The "Early Completion Cash Rebate" Table applicable to the said relevant properties are subject to the relevant terms and conditions set out in the relevant tender document applicable to the said properties for the time being.) 受限於相關交易文件條款及細則，如買方提前於相關正式買賣合約訂明的成交日之前付清樓價及成交，可獲賣方根據相關招標文件內之有關陳列表計算的「提前成交現金回贈」。(見備註7(ii)(B)) Subject to the terms and conditions of the relevant transaction documents, where the Purchaser fully pays and settles the purchase price and completes the sale and purchase earlier than the completion date as specified in the relevant formal Agreement for Sale and Purchase, 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 relevant table listed in the relevant tender document. (See Remark 7(ii)(B))</p> <p>(c) HKGTA Town Club會籍優惠 HKGTA Town Club Patronship Benefit 受限於相關條款及細則，買方將按列於相關交易文件之相關列表獲提供HKGTA Town Club會籍優惠。(見備註7(ii)(C)) Subject to the relevant terms and conditions, the Purchaser will be offered with the HKGTA Town Club Patronship Benefit in the manners set out in the relevant table listed in the relevant transaction documents. (See Remark 7(ii)(C))</p>	
11/01/2025			皇都 State Pavilia	32	A2	B2-P20, B2-P21	\$31,010,000		<p>(a) 建築期付款計劃 1 Stage Payment Plan 1 (只適用於以投標方式購買的物業) (Only applicable for properties purchased by way of tender)</p> <p>(b) 提前成交現金回贈 Early Completion Cash Rebate (只適用於以投標方式購買的相關物業，其適用之「提前成交現金回贈」列表以該物業當其時適用之相關招標文件內所列之相關條款及細則為準)(Only applicable for the relevant properties purchased by way of tender. The "Early Completion Cash Rebate" Table applicable to the said relevant properties are subject to the relevant terms and conditions set out in the relevant tender document applicable to the said properties for the time being.) 受限於相關交易文件條款及細則，如買方提前於相關正式買賣合約訂明的成交日之前付清樓價及成交，可獲賣方根據相關招標文件內之有關陳列表計算的「提前成交現金回贈」。(見備註7(ii)(B)) Subject to the terms and conditions of the relevant transaction documents, where the Purchaser fully pays and settles the purchase price and completes the sale and purchase earlier than the completion date as specified in the relevant formal Agreement for Sale and Purchase, 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 relevant table listed in the relevant tender document. (See Remark 7(ii)(B))</p> <p>(c) HKGTA Town Club會籍優惠 HKGTA Town Club Patronship Benefit 受限於相關條款及細則，買方將按列於相關交易文件之相關列表獲提供HKGTA Town Club會籍優惠。(見備註7(ii)(C)) Subject to the relevant terms and conditions, the Purchaser will be offered with the HKGTA Town Club Patronship Benefit in the manners set out in the relevant table listed in the relevant transaction documents. (See Remark 7(ii)(C))</p>	

13/01/2025			皇都 State Pavilia	31	A2	B2-P10	\$30,138,000		<p>(a) 建築期付款計劃 1 Stage Payment Plan 1 (只適用於以投標方式購買的物業) (Only applicable for properties purchased by way of tender)</p> <p>(b) 提前成交現金回贈 Early Completion Cash Rebate (只適用於以投標方式購買的相關物業，其適用之「提前成交現金回贈」列表以該物業當其時適用之相關招標文件內所列之相關條款及細則為準)(Only applicable for the relevant properties purchased by way of tender. The "Early Completion Cash Rebate" Table applicable to the said relevant properties are subject to the relevant terms and conditions set out in the relevant tender document applicable to the said properties for the time being.) 受限於相關交易文件條款及細則，如買方提前於相關正式買賣合約訂明的成交日之前付清樓價及成交，可獲賣方根據相關招標文件內之有關陳列表計算的「提前成交現金回贈」。(見備註7(ii)(B)) Subject to the terms and conditions of the relevant transaction documents, where the Purchaser fully pays and settles the purchase price and completes the sale and purchase earlier than the completion date as specified in the relevant formal Agreement for Sale and Purchase, 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 relevant table listed in the relevant tender document. (See Remark 7(ii)(B))</p> <p>(c) HKGTA Town Club會籍優惠 HKGTA Town Club Patronship Benefit 受限於相關條款及細則，買方將按列於相關交易文件之相關列表獲提供HKGTA Town Club會籍優惠。(見備註7(ii)(C)) Subject to the relevant terms and conditions, the Purchaser will be offered with the HKGTA Town Club Patronship Benefit in the manners set out in the relevant table listed in the relevant transaction documents. (See Remark 7(ii)(C))</p>	
14/01/2025			皇都 State Pavilia	31	B2	B2-M06, B2-P25, B2-P26	\$42,364,000		<p>(a) 建築期付款計劃 1 Stage Payment Plan 1 (只適用於以投標方式購買的物業) (Only applicable for properties purchased by way of tender)</p> <p>(b) 提前成交現金回贈 Early Completion Cash Rebate (只適用於以投標方式購買的相關物業，其適用之「提前成交現金回贈」列表以該物業當其時適用之相關招標文件內所列之相關條款及細則為準)(Only applicable for the relevant properties purchased by way of tender. The "Early Completion Cash Rebate" Table applicable to the said relevant properties are subject to the relevant terms and conditions set out in the relevant tender document applicable to the said properties for the time being.) 受限於相關交易文件條款及細則，如買方提前於相關正式買賣合約訂明的成交日之前付清樓價及成交，可獲賣方根據相關招標文件內之有關陳列表計算的「提前成交現金回贈」。(見備註7(ii)(B)) Subject to the terms and conditions of the relevant transaction documents, where the Purchaser fully pays and settles the purchase price and completes the sale and purchase earlier than the completion date as specified in the relevant formal Agreement for Sale and Purchase, 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 relevant table listed in the relevant tender document. (See Remark 7(ii)(B))</p> <p>(c) HKGTA Town Club會籍優惠 HKGTA Town Club Patronship Benefit 受限於相關條款及細則，買方將按列於相關交易文件之相關列表獲提供HKGTA Town Club會籍優惠。(見備註7(ii)(C)) Subject to the relevant terms and conditions, the Purchaser will be offered with the HKGTA Town Club Patronship Benefit in the manners set out in the relevant table listed in the relevant transaction documents. (See Remark 7(ii)(C))</p> <p>(d) 鞋櫃優惠 Shoes Cabinet Benefit 受限於相關條款及細則，買方將按列於相關交易文件之相關列表獲提供鞋櫃優惠。(見備註7(ii)(E)) Subject to the relevant terms and conditions, the Purchaser will be offered with the Shoes Cabinet Benefit in the manners set out in the relevant table listed in the relevant transaction documents. (See Remark 7(ii)(E))</p>	

第三部份：備註 Part 3: Remarks

- 關於臨時買賣合約的資料(即(A), (D), (E), (G)及(H)欄)須於擁有人訂立該等臨時買賣合約之後的24小時內填入此紀錄冊。在擁有人訂立買賣合約之後的1個工作日之內，賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此紀錄冊中修改有關記項。
Information on the PASPs (i.e. columns(A), (D), (E), (G) and(H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
- 如買賣合約於某日期遭終止，賣方須在該日期後的1個工作日內，在此紀錄冊(C)欄記入該日期。
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
- 如在簽訂臨時買賣合約的日期之後的5個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state "the PASP has not proceeded further" in column (B) on the sixth working day after that date.
- 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1個工作日之內，賣方須將有關細節及該日期記入此紀錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties(First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
- 賣方須一直提供此紀錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the Development has been registered in the Land Registry.
- 本紀錄冊會在(H)欄以"u"標示買方是賣方的有關連人士的交易，如有以下情況，某人即屬賣方的有關連人士-
 - 該賣方屬法團，而該人是-
 - 該賣方的董事，或該董事的父母、配偶或子女；
 - 該賣方的經理；
 - 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - 該賣方的有聯繫法團或控股公司；
 - 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - 上述有聯繫法團或控股公司的經理；
 - 該賣方屬個人，而該人是-
 - 該賣方的父母、配偶或子女；或
 - 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - 該賣方屬合夥，而該人是-
 - 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with"u" in column (H) in this register. A person is a related party to a vendor if -

- where that vendor is a corporation, the person is -
 - a director of that vendor, or a parent, spouse or child of such a director;
 - a manager of that vendor;
 - a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - an associate corporation or holding company of that vendor;
 - a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - a manager of such an associate corporation or holding company;
- where that vendor is an individual, the person is -
 - a parent, spouse or child of that vendor; or
 - a private company of which such a parent, spouse or child is a director or shareholder; or
- where that vendor is a partnership, the person is -
 - a partner of that vendor, or a parent, spouse, child of such a partner; or
 - a private company of which such a partner, parent, spouse or child is a director or shareholder.

7. (G) 欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

於本備註7內，「售價」指相關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(即(E)欄)。因應相關支付條款及/或折扣(如有)按售價計算得出之價目，皆以向下進位方式換算至千位數作為樓價，「相關價單」指有關住宅物業的價單，「相關招標文件」指有關住宅物業的招標文件。

In this Remark 7, "The Price" means the price of the residential property set out in Part 2 of the relevant price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (i.e. column (E)). The price obtained after applying the relevant terms of and/or applicable discounts (if any) on the Price will be rounded down to the nearest thousand to determine the purchase price. The "relevant price list" means the price list in relation to the residential property concerned. The "relevant tender document" means the tender document in relation to the residential property concerned.

- (A) 建築分期付款計劃 1 Stage Payment Plan 1 (只適用於以投標方式購買的物業) (Only applicable for properties purchased by way of tender)
 - 買方須於投標書獲賣方接納當日(即接納書的日期)繳付相等於樓價5%之金額作為臨時訂金，賣方須於接納書的日期後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 purchase price upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser within 5 working days after the date of the Letter of Acceptance.
 - 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賣方發出通知的日期後的14天內繳付樓價 95%作為樓價餘款。
95% of the purchase price being balance of the purchase 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.
- 建築分期付款計劃 2 Stage Payment Plan 2 (只適用於以投標方式購買的物業) (Only applicable for properties purchased by way of tender)
 - 買方須於投標書獲賣方接納當日(即接納書的日期)繳付相等於樓價5%之金額作為臨時訂金，賣方須於接納書的日期後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 purchase price upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser within 5 working days after the date of the Letter of Acceptance.
 - 買方須於接納書的日期後 60 天內繳付樓價 1%作為加付訂金。
1% of the purchase price being further deposit shall be paid by the Purchaser within 60 days after the date of the Letter of Acceptance.
 - 買方須於接納書的日期後 120天內繳付樓價 1%作為加付訂金。
1% of the purchase price being further deposit shall be paid by the Purchaser within 120 days after the date of the Letter of Acceptance.
 - 買方須於接納書的日期後 180天內繳付樓價 1%作為加付訂金。
1% of the purchase price being further deposit shall be paid by the Purchaser within 180 days after the date of the Letter of Acceptance.
 - 買方須於接納書的日期後 240天內繳付樓價 1%作為加付訂金。
1% of the purchase price being further deposit shall be paid by the Purchaser within 240 days after the date of the Letter of Acceptance.
 - 買方須於接納書的日期後 300天內繳付樓價 1%作為加付訂金。
1% of the purchase price being further deposit shall be paid by the Purchaser within 300 days after the date of the Letter of Acceptance.
 - 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賣方發出通知的日期後的14天內繳付樓價 90%作為樓價餘款。
90% of the purchase price being balance of the purchase 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.

(ii) (A) 「代繳從價印花稅」優惠 (只適用於以投標方式購買的物業及選擇建築期付款計劃2購買該物業之買方)

"Ad Valorem Stamp Duty" Benefit (Only applicable for property(ies) purchased by way of tender and the Purchaser who chooses Stage Payment Plan 2 in respect of the said property(ies))

(a) 受限於相關交易文件條款及細則，在買方按正式買賣合約(「正式合約」)付清樓價的情況下，買方可享有「代繳從價印花稅」優惠。「代繳從價印花稅」優惠金額相等就正式合約須繳付之從價印花稅的實際金額或售價的 4.25%，以較低者為準。

Subject to the terms and conditions of the relevant transaction documents, and subject to the settlement of the purchase price in accordance with the formal Agreement for Sale & Purchase ("ASP"), the Purchaser shall be eligible for the "Ad Valorem Stamp Duty" Benefit. The amount of the "Ad Valorem Stamp Duty" Benefit shall be equal to the actual amount of ad valorem stamp duty payable on the ASP or 4.25% of the purchase price, whichever is the lower.

(b) 「代繳從價印花稅」優惠只作繳付正式合約應繳之從價印花稅之用。賣方將應用「代繳從價印花稅」優惠直接代買方繳付正式合約的應繳的從價印花稅(「AVD」)(或其部份)。買方仍須負上繳付 AVD 的責任，及須負責繳付實際 AVD 的金額與「代繳從價印花稅」優惠的金額之間的差額(如有)。

The "Ad Valorem Stamp Duty" Benefit shall be used for the purpose of payment of the ad valorem stamp duty payable on the ASP only. The "Ad Valorem Stamp Duty" Benefit will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the ASP ("AVD") on behalf of the Purchaser. The Purchaser shall remain liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the "Ad Valorem Stamp Duty" Benefit.

(c) 若有爭議，賣方的決定為最終決定並對買方具有約束力。詳情請參閱發展項目相關價單及/或相關招標文件內有關「代繳從價印花稅」優惠之條款及細則。

In case of dispute, the Vendor's determination shall be final and binding on the Purchaser. For details, please refer to the terms and conditions regarding the "Ad Valorem Stamp Duty" Benefit" as set out in the relevant price list and/or the relevant tender document of the Development.

(B) 提前成交現金回贈 (只適用於以投標方式購買的相關物業，其適用之「提前成交現金回贈」列表以該物業當其時適用之相關招標文件內所列之相關條款及細則作準)

Early Completion Cash Rebate (Only applicable for the relevant properties purchased by way of tender. The "Early Completion Cash Rebate" Table applicable to the said relevant properties are subject to the relevant terms and conditions set out in the relevant tender document applicable to the said properties for the time being.)

(a) 受限於相關交易文件條款及細則，如買方提前於相關正式買賣合約訂明的成交日之前付清樓價及成交，可獲賣方根據下述陳列表計算的「提前成交現金回贈」。

Subject to the terms and conditions of the relevant transaction documents, where the Purchaser fully pays and settles the purchase price and completes the sale and purchase earlier than the completion date as specified in the relevant formal Agreement for Sale & Purchase, 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.

(b) 買方須於擬定提前完成相關物業的買賣成交日期前最少30日，以書面通知賣方其擬定提前成交日期，並向賣方申請「提前成交現金回贈」。賣方於接獲及核實有關申請並接納該提前成交日期後，賣方會將「提前成交現金回贈」金額直接用作支付買方應繳付之部份樓價餘款。

The Purchaser shall inform the Vendor in writing the proposed early completion date and submit written application for the "Early Completion Cash Rebate" at least 30 days before the proposed date of early completion of the sale and purchase of the relevant property. After due receipt and verification by the Vendor of such application and due acceptance of the proposed early completion date, the Vendor shall apply the amount of "Early Completion Cash Rebate" directly as part payment of the balance of the purchase price.

(c) 若有爭議，賣方的決定為最終決定並對買方具有約束力。詳情請參閱發展項目相關招標文件內有關「提前成交現金回贈」之條款及細則。

In case of dispute, the Vendor's determination shall be final and binding on the Purchaser. For details, please refer to the terms and conditions regarding "Early Completion Cash Rebate" as set out in the relevant tender document of the Development.

「提前成交現金回贈」列表

Early Completion Cash Rebate Table

Date of completion 完成住宅物業的買賣交易日期	Early Completion Cash Rebate Amount 「提前成交現金回贈」金額
Within 120 days after the date of the Letter of Acceptance 接納書日期後120日內	7%
Within 300 days after the date of the Letter of Acceptance 接納書日期後300日內	5%
Within 480 days after the date of the Letter of Acceptance 接納書日期後480日內	3%

(C) HKGTA Town Club會籍優惠

HKGTA Town Club Patronship Benefit

HKGTA Town Club會籍優惠由賣方安排並由The Town Club (HK) Limited (「HKGTA Town Club」)向買方提供。受限於相關條款及細則，買方將按下述獲提供HKGTA Town Club會籍優惠：-

HKGTA Town Club Patronship Benefit is arranged by the Vendor and provided by The Town Club (HK) Limited ("HKGTA Town Club") to a Purchaser. Subject to the relevant terms and conditions, the Purchaser will be offered with the HKGTA Town Club Patronship Benefit in the following manners :-

以下發展項目住宅部分單位之買方 Purchaser of the following flat of the residential accommodation of the Development	Town Club會籍期限 (由買方作出兌換及HKGTA Town Club作出批核後的下一個公曆月的第一天開始計算) Validly of Town Club Membership to be offered (commencing from the first day of the next calendar month after redemption by the Purchaser and approval from HKGTA Town Club)	價值約 (港幣) Valued at approximately (HKD)
35樓A1單位 Flat A1 on 35th Floor	3年 3 years	\$488,880
除35樓A1單位以外之其他單位 Other flats except Flat A1 on 35th Floor	3年 3 years	\$248,880

HKGTA Town Club會籍優惠受相關條款及細則所約束。若有爭議，賣方的決定為最終決定並對買方具有約束力。詳情請參閱發展項目相關價單及/或相關招標文件內有關「HKGTA Town Club會籍優惠」之條款及細則。

HKGTA Town Club Patronship Benefit is subject to the relevant terms and conditions. In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

For details, please refer to the terms and conditions regarding "HKGTA Town Club Patronship Benefit" as set out in the relevant price list and/or the relevant tender document of the Development.

(D) 尊貴業主提名優惠

Honorable Owner Nomination Privilege

(a) 受限於尊貴業主提名優惠相關條款及細則，買方(作為尊貴業主提名優惠下之被提名人)可獲額外1%售價折扣作為尊貴業主提名優惠。

Subject to the relevant terms and conditions of the Honorable Owner Nomination Privilege, an extra 1% discount on the Price would be offered to the Purchaser (as the nominee under the Honorable Owner Nomination Privilege) as the Honorable Owner Nomination Privilege.

(b) 若有爭議，賣方的決定為最終決定並對買方具有約束力。詳情請參閱發展項目相關價單及/或相關招標文件內有關「尊貴業主提名優惠」之條款及細則。

In case of dispute, the Vendor's determination shall be final and binding on the Purchaser. For details, please refer to the terms and conditions regarding "Honorable Owner Nomination Privilege" as set out in the relevant price list and/or the relevant tender document of the Development.

(E) 鞋櫃優惠 (適用於31, 32及35樓B2單位)

Shoes Cabinet Benefit (Applicable to Flat B2 on 31/F, 32/F and 35/F)

(a) 受相關條款及細則所約束，相關發展項目指明住宅物業之賣方在成交時將免費獲贈關於鞋櫃優惠的確認信內所選擇之鞋櫃(「該鞋櫃」)，該鞋櫃不是售樓說明書所描述的該物業的裝置、裝修物料及設備。

Subject to the relevant terms and conditions, the Purchaser of the relevant specified residential properties of the Development will be provided with shoes cabinet(s) (the "Shoes Cabinet") as chosen in the Acknowledgement Letter Regarding Shoes Cabinet Benefit free of charge on completion.

The Shoes Cabinet is not the fittings, finishes and appliances of the relevant property as depicted in the sales brochure.

(b) 賣方或其代表不會就該鞋櫃作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該鞋櫃將於相關物業成交日以成交時之狀況連同相關物業交予相關買方。任何情況下，相關買方不得就該鞋櫃提出任何異議或質詢。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Shoes Cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Shoes Cabinet or as to whether any of the Shoes Cabinet is or will be in working condition. The Shoes Cabinet will be delivered to the relevant Purchaser upon completion of the sale and purchase of the relevant property in such condition as at completion together with the relevant property. In any event, no objection or requisitions whatsoever shall be raised by the relevant Purchaser in respect of the Shoes Cabinet.

(c) 賣方並不會接受任何由相關買方就其在關於鞋櫃優惠的確認信內所選擇之鞋櫃而提出之更改要求。

No request from the relevant Purchaser for any changes of the Shoes Cabinet as chosen by such Purchaser in the Acknowledgement Letter Regarding Shoes Cabinet Benefit would be accepted by the Vendor.

(d) 如任何該鞋櫃的資源短缺，賣方便會提供品質相若的鞋櫃。

If any of the Shoes Cabinet is out of stock, a Shoes Cabinet of comparable quality will be provided.

(e) 相關買方須付清相關物業之樓價及按正式買賣合約完成相關物業買賣，不管就該鞋櫃有否引起任何爭議。

The relevant Purchaser shall settle the full amount of the purchase price of the relevant property and complete the sale and purchase of the relevant property in accordance with formal Agreement for Sale and Purchase irrespective of whether there is any dispute arising from the Shoes Cabinet.

(f) 若有爭議，賣方的決定為最終決定並對買方具有約束力。詳情請參閱發展項目相關價單及/或相關招標文件內有關「鞋櫃優惠」之條款及細則。

In case of dispute, the Vendor's determination shall be final and binding on the Purchaser. For details, please refer to the terms and conditions regarding "Shoes Cabinet Benefit" as set out in the relevant price list and/or the relevant tender document of the Development.

8. 下述互聯網可連結到此發展項目的價單：www.statepavilia.com.hk

The price list(s) of the Development can be found in the following website: www.statepavilia.com.hk

更新日期及時間：

(年.月.日)

Updated Date & Time:

(DD-MM-YYYY)

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