

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 Development	澄天 SouthSky	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	香港仔舊大街80號 (此臨時門牌號數有待發展項目建成時確認。) No. 80 Old Main Street, Aberdeen (The above provisional street number is subject to confirmation when the Development is completed.)		

重要告示：

1. 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會出現變化。
2. 根據《一手住宅物業銷售條例》第 61 條，成交紀錄冊的目的是向公眾人士提供列於紀錄冊內關於該項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Note:

1. 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.
2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the Development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

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 of any revision of price (DD/MM/YYYY)	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	樓層 Floor	單位 Flat	車位(如有) Car-parking space (if any)							
31/10/2023	7/11/2023		SouthSky	5	A		\$5,760,000		(1) 招標文件第1號建築期付款計劃 Stage Payment Method of Tender Document No. 1 (2) 見備註/See Remarks 7c(2)(i) (3) 見備註/See Remarks 7e	
31/10/2023	7/11/2023		SouthSky	5	D		\$7,300,000		(1) 招標文件第2號專才港島南置業付款計劃 Superior Talent SouthSky Payment Method of Tender Document No. 2 (2) 見備註/See Remarks 7c(2)(ii) (3) 見備註/See Remarks 7e	
2/11/2023	9/11/2023		SouthSky	5	B		\$4,594,200		(1) 招標文件第4號專才港島南置業付款計劃 Superior Talent SouthSky Payment Method of Tender Document No. 4 (2) 見備註/See Remarks 7c(2)(ii) (3) 見備註/See Remarks 7e	
4/11/2023	10/11/2023		SouthSky	5	F		\$7,240,000		(1) 招標文件第7號專才港島南置業付款計劃 Superior Talent SouthSky Payment Method of Tender Document No. 7 (2) 見備註/See Remarks 7c(2)(ii) (3) 見備註/See Remarks 7e	

4/11/2023	9/11/2023		SouthSky	6	A		\$5,528,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	6	B		\$4,800,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e
4/11/2023	9/11/2023		SouthSky	6	D		\$6,768,700		(1) 價單第1號(B)付款計劃: 靈活建築期付款計劃(照售價減 1%) Payment (B) of Price List No.1: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	6	E		\$4,401,400		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	6	F		\$6,275,700		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e

4/11/2023	10/11/2023		SouthSky	7	F		\$6,699,400		(1) 價單第1(B)付款計劃: 靈活建築期付款計劃(照售價減 1%) Payment (B) of Price List No.1: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	8	B		\$4,998,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	8	C		\$7,116,200		(1) 價單第1號(B)付款計劃: 靈活建築期付款計劃(照售價減 1%) Payment (B) of Price List No.1: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	8	D		\$6,763,100		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	8	F		\$6,941,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e

4/11/2023	10/11/2023		SouthSky	9	F		\$6,633,900		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	10	A		\$5,767,800		(1) 價單第2號(B)付款計劃: 靈活建築期付款計劃 (照售價減 1%) Payment (B) of Price List No.2: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	9/11/2023		SouthSky	11	B		\$5,037,200		(1) 價單第2號(B)付款計劃: 靈活建築期付款計劃 (照售價減 1%) Payment (B) of Price List No.2: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	12	A		\$5,601,200		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	12	B		\$5,119,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e

4/11/2023	10/11/2023		SouthSky	12	C		\$7,289,400		(1) 價單第1號(B)付款計劃: 靈活建築期付款計劃(照售價減1%) Payment (B) of Price List No.1: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	15	A		\$5,635,400		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃(照售價減5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	15	C		\$7,408,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	16	A		\$5,668,700		(1) 價單第2號(D)付款計劃: 專才港島南置業付款計劃(照售價減5%) Payment (D) of Price List No.2: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	16	C		\$7,079,400		(1) 價單第2號(D)付款計劃: 專才港島南置業付款計劃(照售價減5%) Payment (D) of Price List No.2: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e

4/11/2023	8/11/2023		SouthSky	17	A		\$5,702,900		(1) 價單第2號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.2: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	17	C		\$7,422,100		(1) 價單第2號(B)付款計劃: 靈活建築期付款計劃(照售價減 1%) Payment (B) of Price List No.2: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	18	A		\$6,000,600		(1) 價單第1號(C)付款計劃: 210 天即供付款計劃(照售價減 2%) Payment (C) of Price List No.1: 210 Days Cash Payment Method (2% discount on the Price) (2) 見備註/See Remark7c(i)(C) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	18	C		\$7,164,900		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	19	A		\$6,154,000		(1) 價單第2號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.2: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e

4/11/2023	10/11/2023		SouthSky	19	B		\$5,194,600		(1) 價單第2號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.2: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	19	C		\$7,237,100		(1) 價單第2號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.2: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	19	F		\$5,893,500		(1) 價單第2號(B)付款計劃: 靈活建築期付款計劃(照售價減 1%) Payment (B) of Price List No.2: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	20	C		\$7,309,300		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃(照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2023	10/11/2023		SouthSky	22	C		\$7,848,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e



5/11/2023	10/11/2023		SouthSky	10	F		\$6,954,800		(1) 價單第2號(B)付款計劃: 靈活建築期付款計劃(照售價減 1%) Payment (B) of Price List No.2: Flexible Stage Payment Method (1% discount on the Price) (2) 見備註/See Remark7c(i)(B) (3) 見備註/See Remark7e
6/11/2023	13/11/2023		SouthSky	5	C		\$7,500,000		(1) 招標文件第5號專才港島南置業付款計劃 Superior Talent SouthSky Payment Method of Tender Document No. 5 (2) 見備註/See Remarks 7c(2)(ii) (3) 見備註/See Remarks 7e
6/11/2023	10/11/2023		SouthSky	5	E		\$4,900,000		(1) 招標文件第6號建築期付款計劃 Stage Payment Method of Tender Document No. 6 (2) 見備註/See Remarks 7c(2)(i) (3) 見備註/See Remarks 7e
6/11/2023	10/11/2023		SouthSky	6	C		\$6,557,900		(1) 價單第1號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.1: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
15/11/2023	22/11/2023		SouthSky	25	C		\$7,927,800		(1) 價單第2號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.2: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e

2/12/2023	8/12/2023		SouthSky	11	C		\$7,319,000		(1) 價單第1號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.1: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e
3/12/2023	8/12/2023		SouthSky	11	A		\$5,861,000		(1) 價單第2號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.2: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e
16/12/2023	22/12/2023		SouthSky	16	B		\$4,922,000		(1) 價單第2號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.2: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
20/12/2023	28/12/2023		SouthSky	17	B		\$5,212,000		(1) 價單第2號(A)付款計劃: 建築期付款計劃(照售價) Payment (A) of Price List No.2: Stage Payment Method (the Price) (2) 見備註/See Remark7c(i)(A) (3) 見備註/See Remark7e
17/1/2024	24/1/2024		SouthSky	7	D		\$6,594,000		(1) 價單第1A號(F)付款計劃: 180 天星級專才即供付款計劃 (照售價減 5%) Payment (F) of Price List No.1A: 180 Days Premier Superior Talent Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(F) (3) 見備註/See Remark7d(ii) (4) 見備註/See Remark7d(iii) (5) 見備註/See Remark7d(iv) (6) 見備註/See Remark7e

27/1/2024	2/2/2024		SouthSky	7	E		\$4,486,900		(1) 價單第1A號(F)付款計劃: 180 天星級專才即供付款計劃 (照售價減 5%) Payment (F) of Price List No.1A: 180 Days Premier Superior Talent Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(F) (3) 見備註/See Remark7d(ii) (4) 見備註/See Remark7d(iii) (5) 見備註/See Remark7d(iv) (6) 見備註/See Remark7e
28/1/2024	1/2/2024		SouthSky	10	C		\$6,911,300		(1) 價單第2A號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.2A: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
1/2/2024	8/2/2024		SouthSky	8	E		\$4,752,100		(1) 價單第1B號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.1B: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
28/2/2024	6/3/2024		SouthSky	18	D		\$7,245,000		(1) 價單第1B號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.1B: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
3/3/2024	7/3/2024		SouthSky	11	D		\$7,030,600		(1) 價單第1C號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.1C: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e

5/3/2024	12/3/2024		SouthSky	9	C		\$6,870,400		(1) 價單第1C號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.1C: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
5/3/2024	12/3/2024		SouthSky	9	D		\$6,803,900		(1) 價單第1C號(G)付款計劃: 180天「天天向上」即供付款計劃 (照售價減 5%) Payment (G) of Price List No.1C: 180 Days "Better Life" Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(G) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xii) (6) 見備註/See Remark7e
6/3/2024	13/3/2024		SouthSky	15	D		\$7,116,000		(1) 價單第1C號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.1C: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
6/3/2024	13/3/2024		SouthSky	22	D		\$7,539,900		(1) 價單第1C號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.1C: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
10/3/2024	15/3/2024		SouthSky	22	A		\$6,161,700		(1) 價單第1C號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.1C: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e

12/3/2024	19/3/2024		SouthSky	19	D		\$7,317,700		(1) 價單第2C號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.2C: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
12/3/2024	19/3/2024		SouthSky	10	D		\$6,988,900		(1) 價單第2C號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.2C: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
12/3/2024	19/3/2024		SouthSky	16	D		\$7,158,600		(1) 價單第2C號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.2C: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
13/3/2024	20/3/2024		SouthSky	12	D		\$7,073,300		(1) 價單第1C號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.1C: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
13/3/2024	20/3/2024		SouthSky	20	D		\$7,390,500		(1) 價單第1C號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.1C: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e

14/3/2024	21/3/2024		SouthSky	17	D		\$7,202,300		(1) 價單第2C號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.2C: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
15/3/2024	22/3/2024		SouthSky	12	E		\$4,868,500		(1) 價單第1D號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.1D: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(ix) (4) 見備註/See Remark7d(x) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
15/3/2024	22/3/2024		SouthSky	18	B		\$5,229,800		(1) 價單第1D號(D)付款計劃:專才港島南置業付款計劃(照售價減5%) Payment (D) of Price List No.1D: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
22/3/2024	27/3/2024		SouthSky	15	F		\$6,938,500		(1) 價單第1E號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.1E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
22/3/2024	2/4/2024		SouthSky	16	F		\$6,980,200		(1) 價單第2E號(A2)付款計劃:「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.2E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e

22/3/2024	2/4/2024		SouthSky	17	F		\$6,877,100	(1) 價單第2E號(G)付款計劃: 180天「天天向上」即供付款計劃(照售價減5%) Payment (G) of Price List No.2E: 180 Days “Better Life” Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(G) (3) 見備註/See Remark7d(xiv) (4) 見備註/See Remark7d(xv) (5) 見備註/See Remark7e
22/3/2024	2/4/2024		SouthSky	16	E		\$4,927,600	(1) 價單第2E號(A2)付款計劃: 「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.2E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
22/3/2024	2/4/2024		SouthSky	12	F		\$6,754,500	(1) 價單第1E號(G)付款計劃: 180天「天天向上」即供付款計劃(照售價減5%) Payment (G) of Price List No.1E: 180 Days “Better Life” Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(G) (3) 見備註/See Remark7d(xiv) (4) 見備註/See Remark7d(xv) (5) 見備註/See Remark7e
23/3/2024	2/4/2024		SouthSky	11	F		\$6,855,000	(1) 價單第1E號(A2)付款計劃: 「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.1E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
29/3/2024	9/4/2024		SouthSky	25	D		\$8,016,100	(1) 價單第2E號(A2)付款計劃: 「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.2E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e

30/3/2024	5/4/2024		SouthSky	15	E		\$4,898,500		(1) 價單第1E號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.1 E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
1/4/2024	9/4/2024		SouthSky	7	C		\$6,992,000		(1) 價單第1E號(D)付款計劃: 專才港島南置業付款計劃 (照售價減 5%) Payment (D) of Price List No.1E: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
6/4/2024	12/4/2024		SouthSky	20	F		\$5,809,400		(1) 價單第1E號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.1E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
8/4/2024	15/4/2024		SouthSky	23	F		\$5,973,300		(1) 價單第2E號(A2)付款計劃: 「天天向上」建築期付款計劃 (照售價減 3%) Payment (A2) of Price List No.2E: “Better Life” Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
10/4/2024	17/4/2024		SouthSky	25	F		\$5,885,300		(1) 價單第2E號(G)付款計劃: 180天「天天向上」即供付款計劃 (照售價減 5%) Payment (G) of Price List No.2E: 180 Days “Better Life” Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(G) (3) 見備註/See Remark7d(xiv) (4) 見備註/See Remark7d(xv) (5) 見備註/See Remark7e



12/4/2024	19/4/2024		SouthSky	10	B		\$4,949,500		(1) 價單第2E號(D)付款計劃: 專才港島南置業付款計劃(照售價減5%) Payment (D) of Price List No.2E: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
16/4/2024	23/4/2024		SouthSky	22	E		\$5,273,900		(1) 價單第1E號(A2)付款計劃: 「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.1E: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
18/4/2024	25/4/2024		SouthSky	22	F		\$5,815,000	在25 -04 -2024 , 基於法例 第35(2)(b)條所容許的原因, 售價更改為\$5,937,400 On 25 -04 -2024, the price adjusted to \$5,937,400 due to the reason allowed under section 35(2)(b) of the Ordinance	(1) 價單第1E號(G)付款計劃: 180天「天天向上」即供付款計劃(照售價減5%) Payment (G) of Price List No.1E: 180 Days "Better Life" Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(G) (3) 見備註/See Remark7d(xiv) (4) 見備註/See Remark7d(xv) (5) 見備註/See Remark7e 在2024年04月25日, 支付條款更改為 On 25 -04 -2024, the term of payment adjusted to (1) 價單第1E號(A2)付款計劃: 「天天向上」建築期付款計劃(照售價減3%) Payment (A2) of Price List No.1E: "Better Life" Stage Payment Method (3% discount on the Price) (2) 見備註/See Remark7c(i)(A2) (3) 見備註/See Remark7d(xiii) (4) 見備註/See Remark7d(xiv) (5) 見備註/See Remark7d(xi) (6) 見備註/See Remark7e
19/4/2024	26/4/2024		SouthSky	21	F		\$5,779,800		(1) 價單第2E號(G)付款計劃: 180天「天天向上」即供付款計劃(照售價減5%) Payment (G) of Price List No.2E: 180 Days "Better Life" Cash Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(G) (3) 見備註/See Remark7d(xiv) (4) 見備註/See Remark7d(xv) (5) 見備註/See Remark7e

27/5/2024	3/6/2024		Southsky	7	B		\$4,769,000		(1) 價單第1E 號(D)付款計劃: 專才港島南置業 付款計劃 (照售價減 5%) Payment (D) of Price List No.1E: Superior Talent SouthSky Payment Method (5% discount on the Price) (2) 見備註/See Remark7c(i)(D) (3) 見備註/See Remark7e
4/11/2024	11/11/2024		Southsky	18	F		\$6,500,000		(1) 招標文件第7號180天即供付款計劃 180 Days Cash Payment Method of Tender Document No. 7 (2) 見備註/See Remarks 7c(2)(vi) (3) 備註/See Remarks7d(xvii) (4) 見備註/See Remarks7e

第三部份：備註 Part 3: Remarks

1. 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).

2. 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.

3. 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.

4. 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.

5. 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.

6. 本紀錄冊會在(H)欄以“√”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 –

- a. 該賣方屬法團，而該人是 –
  - (i) 該賣方的董事，或該董事的父母、配偶或子女；
  - (ii) 該賣方的經理；
  - (iii) 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；
  - (iv) 該賣方的有聯繫法團或控權公司；
  - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
  - (vi) 上述有聯繫法團或控權公司的經理；
- b. 該賣方屬個人，而該人是 –
  - (i) 該賣方的父母、配偶或子女；或
  - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
- c. 該賣方屬合夥，而該人是 –
  - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
  - (ii) 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 “√” in column (H) in this register. A person is a related party to a vendor if –

- a. where that vendor is a corporation, the person is –
  - (i) a director of that vendor, or a parent, spouse or child of such a director;
  - (ii) a manager of that vendor;
  - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
  - (iv) an associate corporation or holding company of that vendor;
  - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
  - (vi) a manager of such an associate corporation or holding company;
- b. where that vendor is an individual, the person is –
  - (i) a parent, spouse or child of that vendor; or
  - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or

- c. where that vendor is a partnership, the person is –
- (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
  - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. a. (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.

- b. 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『相關價單』指有關住宅物業之價單，該價單在(G)欄列出。『成交金額』指於臨時買賣合約及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，皆以向上捨入方式換算至百位數作為樓價。

In this Remark 7, "Price" means the price of the residential property set out in Part 2 of the relevant price list, and "relevant price list" means the price list in relation to the residential property concerned, which is set out in column (G). "Transaction Price" means the actual price set out in the PASP and the ASP. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded up to the nearest hundred to determine the purchase price.

- c. 相關價單中支付條款及付款計劃優惠

Terms of Payment and Payment Plan Benefit under the relevant price list

- (i) (A) 建築期付款計劃(照售價) Stage Payment Method (the Price)

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 成交金額 95% (成交金額餘額)於賣方就其有能力將發展項目中的指明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 Transaction Price (balance of Transaction Price) shall 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 property in the development to the purchasers.

- (B) 靈活建築期付款計劃(照售價減1%) Flexible Stage Payment Method (1% discount on the Price)

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90% (成交金額餘額)於賣方就其有能力將發展項目中的指明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。

90% of the Transaction Price (balance of Transaction Price) shall 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 property in the development to the purchasers.

(C) 210天即供付款計劃 (照售價減2%) 210 Days Cash Payment Method (2% discount on the Price)

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後210天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.

(D) 專才港島南置業付款計劃 (照售價減5%) Superior Talent SouthSky Payment Method (5% discount on the Price)

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後120天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

(E) 120天八成按揭即供付款計劃 (照售價加3%) 120 Days 80% Mortgage Loan Cash Payment Method (plus 3% from the Price)

\*\*\*只提供予第一手買家\*\*\*

\*\*\*This method is only available to the first hand purchasers\*\*\*

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後120天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

(A1) 星級建築期付款計劃 (照售價) Premier Stage Payment Method (the Price)

\*\*\*只提供予購買 D 單位或 E 單位的買家\*\*\*

\*\*\*This method is only available to the purchasers purchasing Flat D or Flat E\*\*\*

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後180天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 180 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

3. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後240天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 240 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

4. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後300天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 300 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

5. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後360天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 360 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

6. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後420天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 420 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

7. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後480天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 480 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

8. 成交金額92% (成交金額餘額)於賣方就其有能力將發展項目中的指明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。

92% of the Transaction Price (balance of Transaction Price) shall 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 property in the development to the purchasers.

(F) 180天星級專才即供付款計劃 (照售價減5%) 180 Days Premier Superior Talent Cash Payment Method (5% discount on the Price)

\*\*\*只提供予購買D單位或E單位的買家\*\*\*

\*\*\*This method is only available to the purchasers purchasing Flat D or Flat E\*\*\*

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後180天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

(A2) 「天天向上」建築期付款計劃 (照售價減3%) "Better Life" Stage Payment Method (3% discount on the Price)

\*\*\*只提供予購買D單位或E單位或F單位的買家\*\*\*

\*\*\*This method is only available to the purchasers purchasing Flat D or Flat E or Flat F\*\*\*

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。



A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後180天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 180 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

3. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後240天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 240 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

4. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後300天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 300 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

5. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後360天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 360 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

6. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後420天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 420 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

7. 加付訂金即成交金額0.5%於簽署臨時買賣合約的日期後480天內或於賣方就其有能力將發展項目中的指明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，以較早者為準。

A further deposit equivalent to 0.5% of the Transaction Price shall be paid within 480 days after the date of 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 property in the development to the purchasers, whichever is the earlier.

8. 成交金額92% (成交金額餘額)於賣方就其有能力將發展項目中的指明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。

92% of the Transaction Price (balance of Transaction Price) shall 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 property in the development to the purchasers.

(G) 180天「天天向上」即供付款計劃(照售價減5%) 180 Days “Better Life” Cash Payment Method (5% discount on the Price)

\*\*\*只提供予購買D單位或E單位或F單位的買家\*\*\*

\*\*\*This method is only available to the purchasers purchasing Flat D or Flat E or Flat F\*\*\*

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後180天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

c(2) 支付條款

The terms of payment

(i) (CP 1) 建築期付款計劃 (CP 1) Stage Payment Method

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 成交金額 95% (成交金額餘額)於賣方就其有能力將發展項目中的指明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 Transaction Price (balance of Transaction Price) shall 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 property in the development to the purchasers.

(ii) (CP 2) 專才港島南置業付款計劃 (CP 2) Superior Talent SouthSky Payment Method

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後120天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

(iii) (CP 3) 靈活建築期付款計劃 (CP 3) Flexible Stage Payment Method

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90% (成交金額餘額)於賣方就其有能力將發展項目中的指明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。

90% of the Transaction Price (balance of Transaction Price) shall 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 property in the development to the purchasers.

(iv) (CP 4) 210天即供付款計劃 (CP 4) 210 Days Cash Payment Method

1. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後210天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.

(v) (CP 5) 110天即供付款計劃 (CP 5) 110 Days Cash Payment Method

4. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

5. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

6. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後110天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 110 days after the date of signing of the preliminary agreement for sale and purchase.

(vi) (CP 6) 180天即供付款計劃 (CP 6) 180 Days Cash Payment Method

7. 臨時訂金即成交金額5% (『臨時訂金』)於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.

8. 加付訂金即成交金額5%於簽署臨時買賣合約的日期後60天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

9. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後180天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

- d. 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:

- (i) 「首2年供息不供本80%第一按揭貸款」(此安排只適用於選擇第(7)(c)(i)段中(E)120天八成按揭即供付款計劃之買方)

Interest only for the first 2 years of the 80% First Mortgage Loan (This arrangement is only applicable to purchasers who choose (E) 120 Days 80% Mortgage Loan Cash Payment Method in paragraph

(7)(c)(i))

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承接人」)申請貸款最高達成交金額之 80% 之第一按揭(「第一按揭貸款」)。

第一按揭貸款及其申請受以下條款及條件規限：

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 80% of the Transaction Price (the “First Mortgage Loan”).

The First Mortgage Loan and its application are subject to the following terms and conditions:

1. 買方必須於付清成交金額餘款之日起計最少60天前以指定格式的申請書向介紹之第一承接人申請第一按揭貸款。

The purchaser shall apply to the Referred First Mortgagee for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.

2. 買方須依照介紹之第一承接人之要求提供足夠之入息證明文件。

The purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

3. 買方須以所購之發展項目住宅物業之第一衡平法按揭及／或第一法定按揭作為第一按揭貸款的抵押。

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

4. 第一按揭貸款年期最長為25年。

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

5. 第一按揭貸款首24個月之年利率以介紹之第一承接人引用之最優惠利率(P)減2.625% (P-2.625%) 計算。其後之年利率以最優惠利率(P)加1.5% (P+1.5%) 計算。P為介紹之第一承接人不時報價之港元最優惠利率，利率浮動，現為年利率6.375%。最終按揭利率以介紹之第一承接人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the first 24 months of the First Mortgage Loan shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.625% (P-2.625%) per annum. The interest rate for the rest of the term of the First Mortgage Loan shall be Prime Rate (P) plus 1.5% (P+1.5%) per annum. P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 6.375% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

6. 第一按揭貸款期內首24個月只須支付利息，第一按揭貸款第 25 個月及以後分期償還本金及利息。

Only interest payment for the first 24 months is required for the First Mortgage Loan during its tenure. Repayment of principal and interest by instalments will have to be made on the 25th month and thereafter.

7. 第一按揭貸款及其相關擔保(如要)之法律文件必須由介紹之第一承按人指定之律師行辦理，而買方及其擔保人(如有)須支付所有第一按揭貸款及其擔保相關之律師費及雜費。

All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the purchaser and his/her/its guarantor(s) (if any).

8. 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款的條款及條件、批核條件及申請手續。

The purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.

9. 第一按揭貸款之條款及批核條件僅供參考，介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。

The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

10. 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase.

(ii) 「早鳥」優惠 “Early Bird” Benefit

只適用於使用第(7)(c)(i)段中之(A1)或(F)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A1) or (F) in paragraph (7)(c)(i)

凡於 2024 年 1 月 31 日或之前簽署臨時買賣合約購買相關價單中所列之D單位或E單位及在所有方面履行和遵守相關住宅物業之臨時合約及買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價1%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

A cash rebate of 1% on the Price would be offered to the Purchaser who purchases Flat D or Flat E listed in the relevant price list and signs the preliminary agreement for sale and purchase on or before 31<sup>st</sup> January 2024 as the “Early Bird” Rebate and performs and complies with all respects of the terms and conditions of the PASP and ASP of the relevant residential property (in respect of which time shall be of the essence). The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(iii) 「美不勝South」回贈 “No Other Than SouthSky” Rebate

只適用於使用第(7)(c)(i)段中之(F)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (F) in paragraph (7)(c)(i)

如買方能展示任何一手物業之「購樓意向登記表」購入D單位或E單位及在所有方面履行和遵守相關住宅物業之臨時合約及買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價3%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。買方必須於簽署臨時合約前提供令賣方滿意之有效之「購樓意向登記表」。賣方就任何買方是否合乎「美不勝South」回贈的決定為最終決定。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser can present “Registration of Intent” of any first hand property to purchase Flat D or Flat E and performs and complies with all respects of the terms and conditions of the PASP and ASP of the relevant residential property (in respect of which time shall be of the essence), a cash rebate of 3% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. As at the date of signing of the PASP, the Purchaser shall provide relevant “Registration of Intent” to the satisfaction of the Vendor. The Vendor’s determination as to whether a purchaser is entitled to enjoy “No Other Than SouthSky” Rebate shall be final. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(iv) 「美夢成真」回贈 “Dreams Come True” Rebate

只適用於使用第(7)(c)(i)段中之(F)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (F) in paragraph (7)(c)(i)

如買方符合以下條件及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價3%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。優惠適用於符合以下條件之買方：

於簽署臨時合約當日，買方（或組成買方的其中一人）：(a)為香港房屋委員會及房屋署轄下居者有其屋計劃的住戶或其親屬；或(b)為香港房屋委員會及房屋署轄下公共租住房屋的住戶或其親屬；或(c)為私人屋苑的住戶或租客。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方或人士是否「香港房屋委員會及房屋署轄下居者有其屋計劃或公共租住房屋的住戶或私人屋苑的住戶或租客」的決定為最終決定。「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。買方須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser meets the following conditions and performs and complies with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (in respect of which time shall be of the essence), a cash rebate of 3% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential

property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. The benefit is only applicable to the individual purchaser(s) (or any individual comprising the purchaser(s)) who satisfy(ies) condition(s) stated below:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) : (a) is a resident or a relative of a resident of a Home Ownership Scheme Flats of the Hong Kong Housing Authority and Housing Department; or (b) is a resident or a relative of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department; or (c) is a resident or a tenant of a Private Residential Housing, provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor's determination as to whether a purchaser or person is "a resident or tenant of a Home Ownership Scheme Flats or Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department or Private Residential Housing" shall be final. A "relative" shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent's sibling, nephew or niece. The purchaser must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor's determination as to whether there is such a relationship shall be final. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(v) 提前付清樓價現金回贈 Early Settlement Cash Rebate

只適用於使用第(7)(c)(i)段中之(A1)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A1) in paragraph (7)(c)(i)

如買方提前於買賣合約訂明的付款限期日之前付清相關住宅物業之成交金額餘款及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），則賣方將依下列條款及條件送出提前付清樓價現金回贈（「現金回贈」）予買方，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。優惠受相關交易文件的條款及條件約束。

If the Purchaser settles the balance of the Transaction Price of the relevant residential property in full earlier than the due date of payment as specified in the ASP and perform and comply with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (in respect of which time shall be of the essence), the vendor will provide a early settlement cash rebate ("Cash Rebate") to the purchaser(s) according to the terms and conditions set out below, the vendor will apply directly the Cash Rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the Cash Rebate to the purchaser(s) by such other means as the vendor considers appropriate. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase. The benefit is subject to the terms and conditions of relevant transaction documents.

付清成交金額餘款之日期 （以賣方代表律師實際收到款項日期計算，而如下述最後一天並非辦公日，則指下 一個辦公日） Date of settlement of the balance of Transaction Price	現金回贈金額 Amount of the Cash Rebate
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(subject to the actual date of payment received by Vendor's solicitors, and if a last day below is not a business day, it shall be read as the next business day)	
簽署臨時合約的日期後 180 天至 225 天期間內 Within the period from 180 days to 225 days after the date of signing of the PASP	成交金額 4% 4% of the Transaction Price
簽署臨時合約的日期後 226 天至 270 天期間內 Within the period from 226 days to 270 days after the date of signing of the PASP	成交金額 3% 3% of the Transaction Price
簽署臨時合約的日期後 271 天至 315 天期間內 Within the period from 271 days to 315 days after the date of signing of the PASP	成交金額 2% 2% of the Transaction Price

(vi) 「美不勝South」回贈 “No Other Than SouthSky” Rebate

只適用於使用第(7)(c)(i)段中之(A1)付款計劃的買方 Only applicable to the Purchaser who use Payment Plan (A1) in paragraph (7)(c)(i)

如買方能展示任何一手物業之「購樓意向登記表」購入D單位或E單位，買方可獲售價1%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。買方必須於簽署臨時買賣合約（「臨時合約」）前提供令賣方滿意之有效之「購樓意向登記表」。賣方就任何買方是否合乎「美不勝South」回贈的決定為最終決定。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser can present “Registration of Intent” of any first hand property to purchase Flat D or Flat E, a cash rebate of 1% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. As at the date of signing of the preliminary agreement for sale and purchase (“PASP”), the Purchaser shall provide relevant “Registration of Intent” to the satisfaction of the Vendor. The Vendor’s determination as to whether a purchaser is entitled to enjoy “No Other Than SouthSky” Rebate shall be final. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and nontransferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(vii) 「美夢成真」回贈 “Dreams Come True” Rebate

只適用於使用第(7)(c)(i)段中之(A1)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A1) in paragraph (7)(c)(i)如買方符合以下條件及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約（「買賣合約」）內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價1%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。優惠適用於符合以下條件之買方：

於簽署臨時合約當日，買方（或組成買方的其中一人）：(a)為香港房屋委員會及房屋署轄下居者有其屋計劃的住戶或其親屬；或(b)為香港房屋委員會及房屋署轄下公共租住房屋的住戶或其親屬；或

(c)為私人屋苑的住戶或租客。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方或人士是否「香港房屋委員會及房屋署轄下居者有其屋計劃或公共租住房屋的住戶或私人屋苑的住戶或租客」的決定為最終決定。「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。買方須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser meets the following conditions and performs and complies with all respects of the terms and conditions of the PASP and subsequent agreement for sale and purchase (“ASP”) of the relevant residential property (in respect of which time shall be of the essence), a cash rebate of 1% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. The benefit is only applicable to the individual purchaser(s) (or any individual comprising the purchaser(s)) who satisfy(ies) condition(s) stated below:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) : (a) is a resident or a relative of a resident of a Home Ownership Scheme Flats of the Hong Kong Housing Authority and Housing Department; or (b) is a resident or a relative of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department; or (c) is a resident or a tenant of a Private Residential Housing, provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’s determination as to whether a purchaser or person is “a resident or tenant of a Home Ownership Scheme Flats or Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department or Private Residential Housing” shall be final. A “relative” shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece. The purchaser must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(viii) 「早鳥」優惠 “Early Bird” Benefit

只適用於使用第(7)(c)(i)段中之(G)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (G) in paragraph (7)(c)(i)

凡於 2024 年 2 月 29 日或之前簽署臨時買賣合約購買相關價單中所列之D單位或E單位及在所有方面履行和遵守相關住宅物業之臨時合約及買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價1%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

A cash rebate of 1% on the Price would be offered to the Purchaser who purchases Flat D or Flat E listed in the relevant price list and signs the preliminary agreement for sale and purchase on or before 29<sup>th</sup> February 2024 as the “Early Bird” Rebate and performs and complies with all respects of the terms and conditions of the PASP and ASP of the relevant residential property (in respect of which time shall be of the essence). The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This

benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(ix) 「美夢成真」回贈 “Dreams Come True” Rebate

只適用於使用第(7)(c)(i)段中之(A2)或(G)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A2) or (G) in paragraph (7)(c)(i)

如買方符合以下條件及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約（「買賣合約」）內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價3%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。優惠適用於符合以下條件之買方：

於簽署臨時合約當日，買方（或組成買方的其中一人）：(a)為香港房屋委員會及房屋署轄下居者有其屋計劃的住戶或其親屬；或(b)為香港房屋委員會及房屋署轄下公共租住房屋的住戶或其親屬；或(c)為私人屋苑的住戶或租客。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方或人士是否符合前述條件的決定為最終決定。「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。買方須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser meets the following conditions and performs and complies with all respects of the terms and conditions of the PASP and subsequent agreement for sale and purchase (“ASP”) of the relevant residential property (in respect of which time shall be of the essence), a cash rebate of 3% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. The benefit is only applicable to the individual purchaser(s) (or any individual comprising the purchaser(s)) who satisfy(ies) condition(s) stated below:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) : (a) is a resident or a relative of a resident of a Home Ownership Scheme Flats of the Hong Kong Housing Authority and Housing Department; or (b) is a resident or a relative of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department; or (c) is a resident or a tenant of a Private Residential Housing, provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’s determination as to whether a purchaser or person is has fulfilled the aforesaid conditions shall be final. A “relative” shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece. The purchaser must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(x) 「代繳從價印花稅優惠」 “Ad Valorem Stamp Duty Benefit”

只適用於使用第(7)(c)(i)段中之(A2)或(G)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A2) or (G) in paragraph (7)(c)(i)

受限於以下條款及條件的前提下，買方將獲賣方提供「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成交金額的 3%，以較低者為準。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

Subject to the conditions precedent below being satisfied by the Purchaser, the Purchaser will be offered by the Vendor the "Ad Valorem Stamp Duty Benefit". The amount is equal to the actual amount of ad valorem stamp duty payable on the Agreement or 3% of the Transaction Price, whichever is lower. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

- i. 「代繳從價印花稅」優惠只作繳付正式合約之從價印花稅之用。

The "Ad Valorem Stamp Duty Benefit" shall be used for the purpose of payment of the ad valorem stamp duty on the Agreement only.

- ii. 若買方未能遵守、履行及符合臨時合約或正式合約內的任何條款及條件或未能完成購買本物業或未能按照正式合約的條款及條件付清物業之成交金額之尾數，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之正式合約應付之從價印花稅及應賣方要求向賣方提供所有上述退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the Preliminary Agreement or the Agreement or to complete the purchase of the Property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the Agreement, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty Benefit" and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty Benefit" paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the Agreement from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

- iii. 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅、買家印花稅、額外印花稅(如有)及印花稅署徵收之罰款(如適用)。「代繳從價印花稅」優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty, buyer stamp duty, special stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty Benefit" is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty Benefit" or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty Benefit" (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

- (xi) 提前付清樓價現金回贈 Early Settlement Cash Rebate

只適用於使用第(7)(c)(i)段中之(A2)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A2) in paragraph (7)(c)(i)

如買方提前於買賣合約訂明的付款限期日之前付清相關住宅物業之成交金額餘款及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件(必須嚴格遵守所有時間限制)，則賣方將依下列條款及條件送出提前付清樓價現金回贈(「現金回贈」)予買方，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。優惠受相關交易文件的條款及條件約束。

If the Purchaser settles the balance of the Transaction Price of the relevant residential property in full earlier than the due date of payment as specified in the ASP and perform and comply with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (in respect of which time shall be of the essence), the vendor will provide a early settlement cash rebate ("Cash Rebate") to the

purchaser(s) according to the terms and conditions set out below, the vendor will apply directly the Cash Rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the Cash Rebate to the purchaser(s) by such other means as the vendor considers appropriate. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase. The benefit is subject to the terms and conditions of relevant transaction documents.

<p style="text-align: center;">付清成交金額餘款之日期</p> <p style="text-align: center;">(以賣方代表律師實際收到款項日期計算，而如下述最後一天並非辦公日，則指下一個辦公日)</p> <p style="text-align: center;">Date of settlement of the balance of Transaction Price</p> <p style="text-align: center;">(subject to the actual date of payment received by Vendor's solicitors, and if a last day below is not a business day, it shall be read as the next business day)</p>	<p style="text-align: center;">現金回贈金額</p> <p style="text-align: center;">Amount of the Cash Rebate</p>
<p>簽署臨時合約的日期後 180 天內</p> <p>Within 180 days after the date of signing of the PASP</p>	<p>成交金額 3%</p> <p>3% of the Transaction Price</p>
<p>簽署臨時合約的日期後 181 天至 240 天期間內</p> <p>Within the period from 181 days to 240 days after the date of signing of the PASP</p>	<p>成交金額 2%</p> <p>2% of the Transaction Price</p>
<p>簽署臨時合約的日期後 241 天至 300 天期間內</p> <p>Within the period from 241 days to 300 days after the date of signing of the PASP</p>	<p>成交金額 1%</p> <p>1% of the Transaction Price</p>

(xii) 「早鳥」優惠 “Early Bird” Benefit

只適用於使用第(7)(c)(i)段中之(G)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (G) in paragraph (7)(c)(i)

凡於 2024 年 3 月 31 日或之前簽署臨時買賣合約購買相關價單中所列之D單位或E單位及在所有方面履行和遵守相關住宅物業之臨時合約及買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價1%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

A cash rebate of 1% on the Price would be offered to the Purchaser who purchases Flat D or Flat E listed in the relevant price list and signs the preliminary agreement for sale and purchase on or before 31<sup>st</sup> March 2024 as the “Early Bird” Rebate and performs and complies with all respects of the terms and conditions of the PASP and ASP of the relevant residential property (in respect of which time shall be of the essence). The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This

benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(xiii) 「美夢成真」回贈 “Dreams Come True” Rebate

只適用於使用第(7)(c)(i)段中之(A2)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A2) in paragraph (7)(c)(i)

如買方符合以下條件及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約（「買賣合約」）內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價2%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。優惠適用於符合以下條件之買方：

於簽署臨時合約當日，買方（或組成買方的其中一人）：(a)為香港房屋委員會及房屋署轄下居者有其屋計劃的住戶或其親屬；或(b)為香港房屋委員會及房屋署轄下公共租住房屋的住戶或其親屬；或(c)為私人屋苑的住戶或租客。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方或人士是否符合前述條件的決定為最終決定。「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。買方須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser meets the following conditions and performs and complies with all respects of the terms and conditions of the PASP and subsequent agreement for sale and purchase (“ASP”) of the relevant residential property (in respect of which time shall be of the essence), a cash rebate of 2% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. The benefit is only applicable to the individual purchaser(s) (or any individual comprising the purchaser(s)) who satisfy(ies) condition(s) stated below:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) : (a) is a resident or a relative of a resident of a Home Ownership Scheme Flats of the Hong Kong Housing Authority and Housing Department; or (b) is a resident or a relative of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department; or (c) is a resident or a tenant of a Private Residential Housing, provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’s determination as to whether a purchaser or person is has fulfilled the aforesaid conditions shall be final. A “relative” shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece. The purchaser must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(xiv) 「代繳從價印花稅優惠」 “Ad Valorem Stamp Duty Benefit”

只適用於使用第(7)(c)(i)段中之(A2)或(G)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (A2) or (G) in paragraph (7)(c)(i)

受限於以下條款及條件的前提下，買方將獲賣方提供「代繳從價印花稅」優惠或買方可獲額外成交金額3%之現金回贈優惠（買方須在簽署臨時合約時揀選上述其中一種優惠，一經揀選不得更

改)。「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成交金額的 3%，以較低者為準。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

Subject to the conditions precedent below being satisfied by the Purchaser, the Purchaser will be offered by the Vendor the "Ad Valorem Stamp Duty Benefit" or an extra 3% cash rebate on Transaction Price benefit would be offered to the Purchaser (the Purchaser shall choose either one of the aforesaid benefits upon the signing of PASP, and once the choice is made, change is not allowed). The amount of "Ad Valorem Stamp Duty Benefit" is equal to the actual amount of ad valorem stamp duty payable on the Agreement or 3% of the Transaction Price, whichever is lower. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

「代繳從價印花稅」優惠"Ad Valorem Stamp Duty Benefit"

i. 「代繳從價印花稅」優惠只作繳付正式合約之從價印花稅之用。

The "Ad Valorem Stamp Duty Benefit" shall be used for the purpose of payment of the ad valorem stamp duty on the Agreement only.

ii. 若買方未能遵守、履行及符合臨時合約或正式合約內的任何條款及條件或未能完成購買本物業或未能按照正式合約的條款及條件付清物業之成交金額之尾數，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之正式合約應付之從價印花稅及應賣方要求向賣方提供所有上述退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the Preliminary Agreement or the Agreement or to complete the purchase of the Property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the Agreement, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty Benefit" and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty Benefit" paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the Agreement from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

iii. 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅、買家印花稅、額外印花稅 (如有) 及印花稅署徵收之罰款 (如適用)。「代繳從價印花稅」優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty, buyer stamp duty, special stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty Benefit" is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty Benefit" or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty Benefit" (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

不選用「代繳從價印花稅」的成交金額3%之現金回贈優惠

**3% Cash Rebate on Transaction Price Benefit if not choosing the "Ad Valorem Stamp Duty Benefit"**

如買方在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件（包括準時付清成交金額每一部分）（必須嚴格遵守所有時間限制），則賣方將送出相等於成交金額3%的現金回贈予買方，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。優惠受相關交易文件的條款及條件約束。

If the Purchaser performs and complies with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (including timely settling each part of the Transaction Price) (in respect of which time shall be of the essence), the vendor will provide the cash rebate of 3% on Transaction Price to the purchaser(s). The vendor will apply directly that cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide that cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase. The benefit is subject to the terms and conditions of relevant transaction documents.

(xv) 「美夢成真」回贈 "Dreams Come True" Rebate

只適用於使用第(7)(c)(i)段中之(G) 付款計劃的買方 Only applicable to Purchaser who use Payment Plan (G) in paragraph (7)(c)(i)

如買方符合以下條件及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價3%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。優惠適用於符合以下條件之買方：

於簽署臨時合約當日，買方（或組成買方的其中一人）：(a)為香港房屋委員會及房屋署轄下居者有其屋計劃的住戶或其親屬；或(b)為香港房屋委員會及房屋署轄下公共租住房屋的住戶或其親屬；或(c)為私人屋苑的住戶或租客。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方或人士是否符合前述條件的決定為最終決定。「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。買方須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser meets the following conditions and performs and complies with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (in respect of which time shall be of the essence), a cash rebate of 3% on the Price would be offered to the Purchaser. The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. The benefit is only applicable to the individual purchaser(s) (or any individual comprising the purchaser(s)) who satisfy(ies) condition(s) stated below:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) : (a) is a resident or a relative of a resident of a Home Ownership Scheme Flats of the Hong Kong Housing Authority and Housing Department; or (b) is a resident or a relative of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority and Housing Department; or (c) is a resident or a tenant of a Private Residential Housing, provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The



Vendor's determination as to whether a purchaser or person has fulfilled the aforesaid conditions shall be final. A "relative" shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent's sibling, nephew or niece. The purchaser must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor's determination as to whether there is such a relationship shall be final. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(xvi) 「早鳥」優惠 "Early Bird" Benefit

只適用於使用第(7)(c)(i)段中之(G)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (G) in paragraph (7)(c)(i)

凡於 2024 年 3 月 21 日或之前簽署臨時買賣合約購買相關價單中所列之D單位或E單位及在所有方面履行和遵守相關住宅物業之臨時合約及買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲售價1%現金回贈，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

A cash rebate of 1% on the Price would be offered to the Purchaser who purchases Flat D or Flat E listed in the relevant price list and signs the preliminary agreement for sale and purchase on or before 21<sup>st</sup> March 2024 as the "Early Bird" Rebate and performs and complies with all respects of the terms and conditions of the PASP and ASP of the relevant residential property (in respect of which time shall be of the essence). The vendor will apply directly the cash rebate for part payment of the balance of Transaction Price of the relevant residential property or provide the cash rebate to the purchaser(s) by such other means as the vendor considers appropriate. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

(xvii) 「代繳從價印花稅優惠」 "Ad Valorem Stamp Duty Benefit"

只適用於使用第(7)(c)(2)(vi)段中之(CP 6)付款計劃的買方 Only applicable to Purchaser who use Payment Plan (CP 6) in paragraph (7)(c)(2)(vi)

受限於以下條款及條件的前提下，買方將獲賣方提供「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成交金額的 3%，以較低者為準。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

Subject to the conditions precedent below being satisfied by the Purchaser, the Purchaser will be offered by the Vendor the "Ad Valorem Stamp Duty Benefit". The amount is equal to the actual amount of ad valorem stamp duty payable on the Agreement or 3% of the Transaction Price, whichever the lower. The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

i. 「代繳從價印花稅」優惠只作繳付正式合約之從價印花稅之用。

The "Ad Valorem Stamp Duty Benefit" shall be used for the purpose of payment of the ad valorem stamp duty on the Agreement only.

- ii. 若買方未能遵守、履行及符合臨時合約或正式合約內的任何條款及條件或未能完成購買本物業或未能按照正式合約的條款及條件付清物業之成交金額之尾數，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之正式合約應付之從價印花稅及應賣方要求向賣方提供所有上述退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the Preliminary Agreement or the Agreement or to complete the purchase of the Property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the Agreement, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty Benefit" and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty Benefit" paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the Agreement from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

- iii. 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅及印花稅署徵收之罰款（如適用）。「代繳從價印花稅」優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty Benefit" is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty Benefit" or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty Benefit" (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

- e. 買方將可獲贈下述位於指明住宅物業內之物品（「該等物品」），該等物品將放置於指明住宅物業內或以賣方決定之其他方式交付買方（受相關文件條款及條件限制，該等條款及條件包括但不限於該等物品將會以現狀（即該等物品在交易完成日當天的狀況）於交易完成時連同該單位給予買方，並無亦不會有就任何該等物品之質量或狀況或該等物品是否效能良好作出之陳述或保證，亦不會有任何保養或補救欠妥之處的責任就任何該等物品提供，買方沒有權利就該等物品作出任何反對）。

The following items in the specified residential property ("the items") will be delivered to the purchaser as gifts by way of leaving the same in the specified residential property or in any manner as the Vendor may decide (subject to terms and conditions of relevant documentation, which said terms and conditions including (without limitation) the following: the items will be delivered to the purchaser upon completion on an "as is" basis (i.e. the condition of the items are or will be as at the date of completion), and no representation or warranty as to the quality and condition of any of the items or whether the items will be in good working condition is or will be given and that no maintenance or defect liability for any of the items will be provided and the purchaser shall not be entitled to raise any objection thereto).

位置 Location	物品 Items	數量 Quantity
廚房 Kitchen	砧板 Chopping Board	1
	摺疊式瀝水架 Roll-up Drying Rack	1
	亞加力鋅盆蓋板 Acrylic Sink Cover	1

8. 下述互聯網可連結到此發展項目的價單：[WWW.SOUTHSKY.COM.HK](http://WWW.SOUTHSKY.COM.HK)

The price list(s) of the Development can be found in the following website: [WWW.SOUTHSKY.COM.HK](http://WWW.SOUTHSKY.COM.HK)

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