

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	畢架·金峰 Mount Arcadia	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of the Development	大埔公路沙田嶺段 8388 號 8388 Tai Po Road Sha Tin Heights		

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會出現變化。

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) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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 Unit	車位(如有) Car-parking				
			屋號(House number) / 屋名(Name of the house)			space (if any)				
4/4/2022	12/4/2022		1	2	F	51	\$15,680,000	<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p>		

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			屋號(House number) / 屋名(Name of the house)							
4/4/2022	11/4/2022		1	1	F	39	\$16,163,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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4/4/2022	8/4/2022		1	2	E	47	\$16,870,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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4/4/2022	12/4/2022		1	2	D	12	\$16,593,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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4/4/2022	12/4/2022		1	1	E	50	\$16,500,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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6/4/2022	12/4/2022		1	2	A	59	\$20,380,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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6/4/2022	13/4/2022		1	1	C	36	\$15,930,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	



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6/4/2022	12/4/2022		1	2	C	55	\$16,387,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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6/4/2022	11/4/2022		1	1	D	53	\$16,168,000	(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))		

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11/4/2022	20/4/2022		1	3	B	38	\$20,180,000	<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p>		

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
11/4/2022	20/4/2022		1	3	D	29	\$17,378,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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			屋號(House number) / 屋名(Name of the house)							
11/4/2022	20/4/2022		1	3	F	31	\$17,438,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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			屋號(House number) / 屋名(Name of the house)							
11/4/2022	20/4/2022		1	5	A	7	\$22,340,000	<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>		

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			屋號(House number) / 屋名(Name of the house)							
11/4/2022	19/4/2022		1	5	F	52	\$17,908,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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			屋號(House number) / 屋名(Name of the house)							
12/4/2022	21/4/2022		1	7	A	4	\$26,828,000	(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))		
12/4/2022	21/4/2022		1	7	B	5	\$23,777,000	(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))		



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			屋號(House number) / 屋名(Name of the house)							
14/4/2022	25/4/2022		1	1	A	37	\$19,191,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))	

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			屋號(House number) / 屋名(Name of the house)							
14/4/2022	25/4/2022		1	5	E	60	\$18,135,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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14/4/2022	25/4/2022		1	1	B	46	\$20,244,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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			屋號(House number) / 屋名(Name of the house)							
15/4/2022	25/4/2022		1	5	C	40	\$16,850,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))	

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15/4/2022	25/4/2022		1	3	C	43	\$17,405,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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			屋號(House number) / 屋名(Name of the house)							
17/4/2022	25/4/2022	30/12/2022	1	6	A	58	\$24,967,000	(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))		
17/4/2022	25/4/2022		1	3	E	27	\$16,606,000	(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))		

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
20/4/2022	26/4/2022		1	6	D	41	\$18,688,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%餘款於買方簽署臨時買賣合約後 90 天內繳付。 A balance of 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))	

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22/4/2022	29/4/2022		1	G	A	8	\$34,056,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p> <p>(g) 提前付清餘額現金回贈優惠 (見備註 7(d)) Early Settlement Cash Rebate Benefit (see Remark 7(d))</p>	



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22/4/2022	29/4/2022		1	G	B	10	\$31,746,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c)) (g) 提前付清餘額現金回贈優惠 (見備註 7(d)) Early Settlement Cash Rebate Benefit (see Remark 7(d))	

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			屋號(House number) / 屋名(Name of the house)							
23/4/2022	29/4/2022		1	5	B	56	\$22,220,000	<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>		

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			屋號(House number) / 屋名(Name of the house)							
27/4/2022	5/5/2022		1	6	B	54	\$24,368,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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			屋號(House number) / 屋名(Name of the house)							
28/4/2022	6/5/2022		1	5	D	33	\$17,954,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))	

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			屋號(House number) / 屋名(Name of the house)							
3/5/2022	6/5/2022		1	11	D	11	\$27,891,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p> <p>(g) 從價印花稅優惠 (見備註 7(e)) Ad Valorem Stamp Duty Benefit (see Remark 7(e))</p>	

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			屋號(House number) / 屋名(Name of the house)							
9/5/2022	16/5/2022		1	6	F	30	\$20,680,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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			屋號(House number) / 屋名(Name of the house)							
10/5/2022	17/5/2022		1	3	A	6	\$21,408,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p>	

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			屋號(House number) / 屋名(Name of the house)							
25/7/2022	1/8/2022		1	10	A	19	\$31,540,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 90 天內繳付。 5% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p> <p>(g) 提前付清餘額現金回贈優惠 (見備註 7(d)) Early Settlement Cash Rebate Benefit (see Remark 7(d))</p> <p>(h) 從價印花稅優惠 (見備註 7(e)) Ad Valorem Stamp Duty Benefit (see Remark 7(e))</p>	



(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
25/7/2022	1/8/2022		1	10	E	69	\$25,298,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 90 天內繳付。 5% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p> <p>(g) 提前付清餘額現金回贈優惠 (見備註 7(d)) Early Settlement Cash Rebate Benefit (see Remark 7(d))</p> <p>(h) 從價印花稅優惠 (見備註 7(e)) Ad Valorem Stamp Duty Benefit (see Remark 7(e))</p>	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
25/7/2022	1/8/2022		1	11	A	18	\$44,448,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 90 天內繳付。 5% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p> <p>(g) 提前付清餘額現金回贈優惠 (見備註 7(d)) Early Settlement Cash Rebate Benefit (see Remark 7(d))</p> <p>(h) 從價印花稅優惠 (見備註 7(e)) Ad Valorem Stamp Duty Benefit (see Remark 7(e))</p>	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking				
			屋號(House number) / 屋名(Name of the house)		space (if any)					
23/8/2022	29/8/2022		1	8	B	65	\$26,800,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase.</p> <p>(e) 備用第一按揭貸款 (見備註 7(b)) Standby First Mortgage Loan (see Remark 7(b))</p> <p>(f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c))</p> <p>(g) 從價印花稅優惠 (見備註 7(e)) Ad Valorem Stamp Duty Benefit (see Remark 7(e))</p>	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
7/7/2023	11/7/2023		1	8	D	2	\$19,970,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 365 天內繳付。 5% of the purchase price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 5%於買方簽署臨時買賣合約後 540 天內繳付。 5% of the purchase price shall be paid within 540 days after signing of the preliminary agreement for sale and purchase. (d) 樓價 85%餘款於買方簽署臨時買賣合約後 730 天內繳付。 A balance of 85% of the purchase price shall be paid within 730 days after signing of the preliminary agreement for sale and purchase. (e) 備用第一按揭貸款 (見備註 7(f)) Standby First Mortgage Loan (see Remark 7(f)) (f) 730 天優先入住優惠 (見備註 7(c)) 730 Days Priority Move-in Benefit (see Remark 7(c)) (g) 從價印花稅優惠 (見備註 7(g)) Ad Valorem Stamp Duty Benefit (see Remark 7(g))	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
不適用 N/A	6/9/2023	9/8/2024	洋房 1 House 1			\$103,440,000		- 成交金額於成交時付清。 - Purchase price to be paid upon completion.	✓	
不適用 N/A	6/9/2023	9/8/2024	洋房 2 House 2			\$103,260,000		- 成交金額於成交時付清。 - Purchase price to be paid upon completion.	✓	
不適用 N/A	6/9/2023	9/8/2024	洋房 3 House 3			\$85,740,000		- 成交金額於成交時付清。 - Purchase price to be paid upon completion.	✓	
不適用 N/A	6/9/2023	9/8/2024	洋房 4 House 4			\$84,420,000		- 成交金額於成交時付清。 - Purchase price to be paid upon completion.	✓	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
1/10/2023	9/10/2023		1	7	D	44	\$19,169,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 120 天內繳付。 90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j)) (f) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))	

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			屋號(House number) / 屋名(Name of the house)							
1/10/2023	5/10/2023		1	6	E	28	\$20,128,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 120 天內繳付。 90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j)) (f) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
16/10/2023	24/10/2023		1	9	D	32	\$20,129,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 90 天內繳付。 5% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 150 天內繳付。 90% of the purchase price shall be paid within 150 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k)) (f) 特別現金回贈優惠 (見備註 7(m)) Special Cash Rebate Benefit (see Remark 7(m))	



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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
19/10/2023	27/10/2023		1	10	D	48	\$20,613,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%於買方簽署臨時買賣合約後 120 天內繳付。 95% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. (c) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (d) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j)) (e) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))	

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			屋號(House number) / 屋名(Name of the house)							
20/10/2023	30/10/2023		1	11	E	13	\$37,285,600		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 120 天內繳付。 90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j)) (f) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))	

(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
27/10/2023	3/11/2023		1	8	E	26	\$22,532,100		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 150 天內繳付。 90% of the purchase price shall be paid within 150 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k)) (f) 特別現金回贈優惠 (見備註 7(m)) Special Cash Rebate Benefit (see Remark 7(m))	

(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
31/10/2023	7/11/2023		1	10	B	63	\$25,285,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 210 天內繳付。 90% of the purchase price shall be paid within 210 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k)) (f) 特別現金回贈優惠 (見備註 7(n)) Special Cash Rebate Benefit (see Remark 7(n))	

(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
27/12/2023	4/1/2024		1	9	E	35	\$22,587,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 95%於買方簽署臨時買賣合約後 60 天內繳付。 95% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (d) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k)) (e) 特別現金回贈優惠 (見備註 7(o)) Special Cash Rebate Benefit (see Remark 7(o))	

(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
17/1/2024	24/1/2024		1	6	C	42	\$18,456,600		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 120 天內繳付。 90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j)) (f) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))	

(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
23/2/2024	1/3/2024		1	7	C	34	\$18,932,000		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 120 天內繳付。 90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j)) (f) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
10/3/2024	15/3/2024		1	8	C	25	\$19,406,600		(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. (b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase. (c) 樓價 90%於買方簽署臨時買賣合約後 120 天內繳付。 90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. (d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i)) (e) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j)) (f) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))	



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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
23/4/2024	30/4/2024		1	9	C	23	\$19,882,000		<p>(a) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(b) 樓價 5%於買方簽署臨時買賣合約後 60 天內繳付。 5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 90%於買方簽署臨時買賣合約後 120 天內繳付。 90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i))</p> <p>(e) 特別現金回贈優惠 (見備註 7(j)) Special Cash Rebate Benefit (see Remark 7(j))</p> <p>(f) 不使用第一按揭現金回贈 (見備註 7(k)) Not Utilize First Mortgage Loan Cash Rebate (see Remark 7(k))</p>	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
11/11/2024	15/11/2024		1	9	B	57	\$25,295,000		<p>(a) 現有承租人 100%租金回贈計劃(支付計劃 (3)) (見備註 7(p)(i)(A)) Sitting Tenant 100% Rental Rebate Plan (Payment Plan (3)) (see Remark 7(p)(i)(A))</p> <p>(b) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 95%於買方簽署臨時買賣合約後 90 天內繳付。 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 根據租約實際已支付的租金總和之 100%回贈 港幣 \$1,770,650 (見備註 7(p)(ii)(A)(1)) 100% of the total sum of the rent actually and already paid under the Lease Rebate HK\$1,770,650 (see Remark 7(p)(ii)(A)(1))</p> <p>(e) 9%樓價回贈 (見備註 7(p)(ii)(A)(2)) 9% of the Purchase Price Rebate (see Remark 7(p)(ii)(A)(2))</p> <p>(f) 不申請備用第一按揭回贈 (見備註 7(p)(ii)(A)(3)) Not applied for Standby First Mortgage Loan Rebate (see Remark 7(p)(ii)(A)(3))</p> <p>(g) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i))</p>	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
25/11/2024	2/12/2024		1	6	A	1	\$25,229,000		<p>(a) 現有承租人 100%租金回贈計劃(支付計劃 (3)) (見備註 7(p)(i)(A)) Sitting Tenant 100% Rental Rebate Plan (Payment Plan (3)) (see Remark 7(p)(i)(A))</p> <p>(b) 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付。 A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase.</p> <p>(c) 樓價 95%於買方簽署臨時買賣合約後 90 天內繳付。 95% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.</p> <p>(d) 根據租約實際已支付的租金總和之 100%回贈 港幣 \$1,766,030 (見備註 7(p)(ii)(A)(1)) 100% of the total sum of the rent actually and already paid under the Lease Rebate HK\$1,766,030 (see Remark 7(p)(ii)(A)(1))</p> <p>(e) 9%樓價回贈 (見備註 7(p)(ii)(A)(2)) 9% of the Purchase Price Rebate (see Remark 7(p)(ii)(A)(2))</p> <p>(f) 不申請備用第一按揭回贈 (見備註 7(p)(ii)(A)(3)) Not applied for Standby First Mortgage Loan Rebate (see Remark 7(p)(ii)(A)(3))</p> <p>(g) 從價印花稅優惠 (見備註 7(i)) Ad Valorem Stamp Duty Benefit (see Remark 7(i))</p>	

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“v”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) 備用第一按揭貸款 Standby First Mortgage Loan

買方可向「遠東物業代理(香港)有限公司」(「**第一承按人**」)申請最高達樓價之80%或本物業估價(由第一承按人釐定)之80%(以較低者為準)之第一按揭貸款(「**第一按揭貸款**」)，惟貸款金額不可超過應繳付之樓價餘額。

The Purchaser may apply for a First Mortgage Loan through Far East Real Estate and Agency (H.K.) Limited (the “**First Mortgagee**”) for a maximum loan amount equivalent to 80% of the purchase price or 80% of the valuation of the Property (as determined by the First Mortgagee) (whichever is lower) (the “**First Mortgage Loan**”), provided that the loan amount should not exceed the balance of the purchase price payable.

買方申請受以下基本條款及條件規限：

The application of the Purchaser is subject to the following basic terms and conditions:

- (i) 第一按揭貸款年期為不長於 25 年。

The maximum tenor of the First Mortgage Loan shall not exceed 25 years.

- (ii) 第1至24個月之供款年利率以第一承按人選用之港元最優惠利率(P)減年利率2.5%計算，第25至36個月之供款年利率以第一承按人選用之港元最優惠利率(P)減年利率1%計算，其後之供款年利率為第一承按人選用之港元最優惠利率(P)加年利率1%計算，(P)為浮動利率，於此招標公告日期(P)為每年5.25%。最終按揭利率以第一承按人審批結果而定，賣方及/或其代理並無就其作出，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 annual interest rate of the First Mortgage Loan for the 1st - 24th months of the repayment term shall be 2.5% below the Hong Kong Dollar Best Lending Rate from time to time (“**Prime Rate (P)**”) quoted by the First Mortgagee, the annual interest rate of the First Mortgage Loan for the 25th - 36th months of the repayment term shall be 1% below the Prime Rate (P) quoted by the First Mortgagee, and thereafter repayment term shall be 1% over the Prime Rate (P) quoted by the First Mortgagee. (P) is subject to fluctuation. The (P) as at the date of this tender notice is 5.25% per annum. The final mortgage interest rate will be subject to final approval by the First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and/or its agent(s) in respect thereof.

- (iii) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在第一承按人要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the First Mortgagee.

- (iv) 買方必須於擬提取第一按揭貸款當日之前不少於 60 天，以書面向第一承按人申請第一按揭貸款及遞交申請表及所需文件。

The Purchaser shall apply in writing to the First Mortgagee for the First Mortgage Loan and submit the application form and the necessary documents not less than 60 days before intended date of drawdown of the First Mortgage Loan.

- (v) 第一按揭貸款以本物業之第一法定押記作抵押。所有第一按揭貸款之文件（包括但不限於第一法定押記）必須由第一承按人指定之律師行擬備及辦理，並由買方負責所有費用、律師費及其他有關支出。

The First Mortgage Loan shall be secured by a first legal charge over the Property. All legal documents in relation to the First Mortgage Loan (including but not limited to the first legal charge) must be prepared and processed by the solicitors' firm designated by the First Mortgagee. All costs legal fees and other incidental out-of-pocket expenses incurred shall be paid by the Purchaser.

- (vi) 買方如成功提取第一按揭貸款，須向第一承按人支付手續費，金額為港幣5000元。

If the purchaser successfully draws the related First Mortgage Loan, an administration fee will be payable by the purchaser to the First Mortgagee, the amount of which is equivalent to HKD5000.

買方敬請向第一承按人查詢有關第一按揭貸款的用途及詳情。就第一按揭貸款批出與否及其條款而言，第一承按人有最終決定權。不論第一按揭貸款獲批與否，買方仍須按本物業的買賣合約完成本物業的交易及繳付本物業的樓價全數。

The Purchaser is advised to enquire with the First Mortgagee about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the First Mortgagee. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full purchase price of the Property in accordance with the agreement for sale and purchase.

付清第一按揭貸款餘款日期以第一承按人收到所有第一按揭貸款餘款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of full repayment of the balance of the First Mortgage Loan shall be the date on which all balances of the First Mortgage Loan are received by the First Mortgagee. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

- (vii) 有關第一按揭貸款之批核與否及條款及細則以第一承按人之最終決定為準，與賣方及其代理無關，且於任何情況下賣方及其代理均無需為此負責或賠償，賣方在本物業的買賣合約下的權益亦不受影響。賣方及其代理並無亦不得被視作就第一按揭貸款之條款及細則及批核作出任何不論明示或隱含之陳述，承諾或保證。賣方及其代理並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方及其代理提出任何申索。

The terms and conditions and the approval or disapproval of the application for the First Mortgage Loan are subject to the final decision of the First Mortgagee, and are not related to the Vendor and its agent(s) (all of which shall under no circumstances be liable for anything arising therefrom) and the rights of the Vendor under the agreement for sale and purchase of the Property shall not be affected. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and its agent(s) in respect of the terms and conditions and the approval of applications for the First Mortgage Loan. The Vendor and its agent(s) are not and will not be involved in the arrangement of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and its agent(s) as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

- (viii) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions

- (c) 730 天優先入住優惠 730 Days Priority Move-in Benefit

受限於買方滿足以下先決條件的前提下及下列主要條款，賣方可給予買方許可以准許買方以被許可人的身份在本物業買賣交易完成前佔用本物業：-

Subject to the following conditions precedent being satisfied by the Purchaser and the key terms below, the Vendor may grant a licence to the Purchaser to occupy the Property as a licensee prior to the completion of sale and purchase of the Property:-

- (i) 買方必須已根據臨時合約簽署正式買賣合約(「正式合約」)並向賣方繳付不少於樓價5%。  
The Purchaser shall have signed the formal agreement for sale and purchase (the “Agreement”) and shall have paid to the Vendor not less than 5% of the purchase price in accordance with the Preliminary Agreement.
- (ii) 買方須於簽署臨時合約的日期後60日內，向賣方遞交買方已簽妥的730天優先入住優惠的申請表格及經由賣方訂明格式及內容的許可協議(「許可協議」)。  
The Purchaser shall submit an application form for the 730 Days Priority Move-in Benefit and a licence agreement in the Vendor’s prescribed form and content (the “Licence Agreement”) duly signed by the Purchaser to the Vendor within 60 days after the date of signing of the Preliminary Agreement.
- (iii) 許可期由許可協議訂明之日開始並於買方簽署臨時合約後第730日或在本物業買賣交易完成時期滿，以較早者為準(「許可期」)。  
The licence period shall commence on the date specified in the Licence Agreement and expire on the 730th day after signing of the Preliminary Agreement by the Purchaser or upon the completion of sale and purchase of the Property (whichever is the earlier) (the “Licence Period”).
- (iv) 買方將繳付總數為本物業樓價百分之二的許可費(「許可費」)。受限於許可協議內的條款及細則，在本物業的買賣完成時，買方已繳付的許可費可直接用作繳付本物業尚未付清的樓價餘額。  
The Purchaser shall pay a licence fee in the sum of 2% of the purchase price of the Property (the “Licence Fee”). Subject to the terms and conditions in the Licence Agreement, the Licence Fee paid by the Purchaser may be used directly for part payment of the balance remaining unpaid of the purchase price of the Property upon completion of the sale and purchase of the Property.
- (v) 買方將負責繳付所有就許可協議而產生或附帶的律師費、開支及代墊付費用包括印花稅及裁定費(如有)。  
The Purchaser shall bear all legal costs, expenses and disbursements including stamp duty and adjudication fee (if any) arising from or incidental to the Licence Agreement.
- (vi) 買方將負責繳付許可期內的所有與本物業有關的管理費、差餉及地租、其他支出及雜費(如有)。  
The Purchaser shall bear all management fees, rates and Government rent, all other outgoings and expenses (if any) in respect of the Property during the Licence Period.
- (vii) 賣方有權在下列任何一種情況發生後終止許可協議：  
The Vendor shall be entitled to terminate the Licence Agreement upon happening of any one of the following events:
1. 買方未能按正式合約繳付任何款項及/或完成本物業的買賣；或  
The Purchaser fails to make any payment and/or complete the sale and purchase of the Property in accordance with the Agreement; or
  2. 買方違反許可協議的任何條款或條件，導致賣方有權按該協議所載之條款或條件終止許可協議。  
The Purchaser breaches any terms or conditions under the Licence Agreement resulting in the Vendor being entitled to terminate the Licence Agreement pursuant to the terms or conditions contained therein.
- (viii) 任何其他由賣方作為許可人施加的條款及細則。



Any other terms and conditions as shall be imposed by the Vendor as licensor.

- (ix) 730天優先入住優惠的權利或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the 730 Days Priority Move-in Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

- (x) 730天優先入住優惠受許可協議內其他條款及細則約束。

730 Days Priority Move-in Benefit is subject to other terms and conditions in the Licence Agreement.

(d). 提前付清餘額現金回贈優惠 Early Settlement Cash Rebate Benefit

- (i) 如買方提前於以下列表所訂明的期間內付清本物業樓價(「樓價」)之全額及在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件(必須嚴格遵行所有時間限制)，則賣方將根據以下列表提供提前付清樓價現金回贈(「現金回贈」)予買方:-

If the Purchaser shall settle the full amount of the purchase price of the Property (“Purchase Price”) within the period set out in the table below and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate (“Cash Rebate”) to the Purchaser in the amount according to the table below:-

現金回贈金額如下:

The amount of the Cash Rebate is as follows:

付清樓價全額日期 <sup>^</sup> Date of settlement of the full amount of the Purchase Price <sup>^</sup>	現金回贈金額 Amount of the Cash Rebate
臨時合約的日期後的 91 日 - 180 日期間內 Within the period from 91 days to 180 days after the date of the Preliminary Agreement	樓價 3% 3% of the Purchase Price
臨時合約的日期後的 181 日 - 365 日期間內 Within the period from 181 days to 365 days after the date of the Preliminary Agreement	樓價 2% 2% of the Purchase Price
臨時合約的日期後的 366 日 - 540 日期間內 Within the period from 366 days to 540 days after the date of the Preliminary Agreement	樓價 1% 1% of the Purchase Price

<sup>^</sup> 以賣方律師實際收到款項日期計算。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

The date of settlement shall be the actual date on which payment is received by Vendor's solicitors. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

- (ii) 現金回贈將直接用作支付部份樓價。

The Cash Rebate will be directly applied as part payment of the Purchase Price.

- (iii) 在買方符合本段所有條款及條件的前提下，買方須於擬提前付清樓價全額日前最少 30 日，向賣方發出一份填妥的通知書(按本函夾附的格式)，以申請現金回贈。過期發出申請的通知一概不予受理，屆時買方將喪失申索現金回贈或其任何部分的資格。賣方會於收到申請並確認於其有關資料無誤後將向賣方律師支付現金回贈以作支付部份樓價，屆時，賣方於本第 7(d)段中有關現金回贈的責任將完全解除。

Subject to and conditional upon the Purchaser's fulfilment of all the terms and conditions as set out in this paragraph, the Purchaser shall send a written notice (in the form annexed hereto) to the Vendor at least 30 days before the intended date of settlement of the full amount of the Purchase Price in order to apply for the Cash Rebate. Late submission of the notice to apply for the Cash Rebate will not be entertained and, in such event, the Purchaser will not be entitled to the Cash Rebate or any part(s) thereof. After the Vendor has received the application and duly verified the information therein to be correct, the Vendor will pay the Cash Rebate to the Vendor's solicitors as part payment of the Purchase Price, whereupon the Vendor's obligation in relation to the payment of the Cash Rebate under this paragraph 7(d) shall be absolutely discharged.

- (iv) 假如買方未能遵守、履行或符合本段、臨時合約及正式合約任何條款或條件或未能完成該物業的買賣，買方將喪失現金回贈的資格，買方之現金回贈將被當作自動撤銷。賣方有權即時要求退還現金回贈(如已支付)，且並不損害賣方於臨時合約、正式合約或其他適用法律下之其他權利及申索。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this paragraph 7(d), the Preliminary Agreement or the Agreement or fail to complete the sale and purchase of the Property, the Purchaser shall not be entitled to the Cash Rebate, which shall be deemed automatically withdrawn. The Vendor shall be entitled to ask for a refund of the Cash Rebate (if paid) forthwith without prejudice to the Vendor's other rights and claims under the Preliminary Agreement, the Agreement or other applicable laws.

- (v) 提前付清餘額現金回贈優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Early Settlement Cash Rebate Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

- (vi) 本第 7(d) 段為一獨立於臨時合約及正式合約之協議，其任何內容均不得視作取替或更改臨時合約或正式合約內的任何條款及/或條件。賣方所有臨時合約及正式合約下之權利及補償均不受本第 7(d) 段影響。本第 7(d) 段構成其所載之各方之間訂立的協議，且獨立於本物業的買賣、臨時合約及正式合約，本第7(d) 段的任何內容或任何一方如未能遵守或履行其於本第 7(d) 段下之任何責任，臨時合約或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約之下各方的權利、義務或責任均不會被任何方式損害、變更或影響。為免生疑，若賣方未能履行其於本第7(d)段內之責任，買方仍須遵守及履行臨時合約及

正式合約的所有條款及條件及按臨時合約及正式合約的條款完成購買本物業。本第 7(d) 段並不排除或豁免買方在未能完成本物業買賣時所須負之責任。買方所有按或就本第 7(d) 段對賣方提出的或與本第 7(d) 段有關連的申索，只限於為了取得損害賠償的申索。

This paragraph 7(d) is independent of the Preliminary Agreement and the Agreement and nothing herein shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this paragraph 7(d). This paragraph 7(d) constitutes an agreement between the parties hereto independent from the purchase of the Property, the Preliminary Agreement and the Agreement and nothing contained in this paragraph 7(d) or any failure by any party hereto to observe or perform any of its obligations under this paragraph 7(d) shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations under this paragraph 7(d), the Purchaser shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and the Agreement. This paragraph 7(d) will not exonerate or exempt the Purchaser from being liable for the failure to complete the purchase of the Property. Any claim that the Purchaser may have under or in relation to or in connection with this paragraph 7(d) shall be a claim against the Vendor for damages only.

(e) 從價印花稅優惠 Ad Valorem Stamp Duty Benefit (“AVD Benefit”)

- (i) 受限於買方完全遵守及符合本第7(e)段、臨時合約及正式合約所列的條款及條件(包括但不限於買方須依照正式合約訂定的日期付清本物業樓價(「樓價」)每一期款額及餘款並完成本物業的交易)，賣方會代買方繳付正式合約所須繳付的從價印花稅(或其部分，視乎情況而定)。

Subject to the observance and compliance with the terms and conditions in this paragraph 7(e), the Preliminary Agreement and the Agreement (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price of the Property (“Purchase Price”) according to the respective dates stipulated in the Agreement and complete the sale and purchase of the Property), the Vendor will pay the ad valorem stamp duty (or part thereof, as the case may be) payable by the Purchaser in respect of the Agreement.

- (ii) 從價印花稅優惠的款額上限為樓價的 4.25%。為免存疑，(a) 如正式合約應付的從價印花稅多於從價印花稅優惠，買方須獨自承擔及支付一切超出從價印花稅優惠款額從價印花稅(如有)；或(b) 若正式合約需支付之從價印花稅少於從價印花稅優惠，須支付給稅務局的從價印花稅及從價印花稅優惠之兩者差額將由賣方保存，並不會提供予買方，買方亦不得就此提出任何申索。

The amount of the AVD Benefit shall not exceed the amount of 4.25% of the Purchase Price. For the avoidance of doubt, (a) if the ad valorem stamp duty payable on the Agreement is more than the AVD Benefit, the amount of the ad valorem stamp duty in excess of the AVD Benefit (if any) shall be solely borne by the Purchaser; or (b) if the ad valorem stamp duty payable on the Agreement is less than the AVD Benefit, the difference between the ad valorem stamp duty payment to the Inland Revenue Department and the AVD Benefit shall be retained by the Vendor and will not be provided to the Purchaser, and the purchaser shall not have any claim in this respect.

- (iii) 若買方未能遵守或符合本第7(e)段、臨時合約及正式合約內任何條款或條件，賣方有權撤銷從價印花稅優惠及/或要求買方退還從價印花稅優惠(如已支付)，且並不損害賣方於臨時合約、正式合約或其他的權利及補償。

In the event that the Purchaser fails to observe or comply with any of the terms or conditions contained in this paragraph 7(e), the Preliminary Agreement and the Agreement, the Vendor shall be entitled to withdraw the AVD Benefit and/or ask for refund of the AVD Benefit from the Purchaser (if already paid) without prejudice to the rights and remedies of the Vendor under the Preliminary Agreement, the Agreement or otherwise.

- (iv) 賣方會將提供予買方的從價印花稅優惠用作直接支付就正式合約應繳付之從價印花稅(或其部分，視乎情況而定)予稅務局印花稅署，而賣方於有關從價印花稅優惠的責任(如有)將於此完全解除。

The Vendor will apply the AVD Benefit provided to the Purchaser for payment of the ad valorem stamp duty (or part thereof, as the case may be) chargeable on the Agreement by payment to the Stamp Office of the Inland Revenue Department directly and upon such application, the Vendor's obligation in relation to the provision of the AVD Benefit, if any, shall be absolutely discharged.

- (v) 假如買方不能完成本物業的交易，賣方保留向買方追討索償(包括但不限於要求買方退還從價印花稅優惠)及/或向稅務局申請退回已繳付的從價印花稅(「退款」)之權利。若因臨時合約及/或正式合約被取消或終止或任何原因而不再需要繳付已付之從價印花稅(或其任何部份)，買方須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取回退款。買方特此同意，不論當時臨時合約及/或正式合約是否已經被取消或終止，買方須因應賣方的要求簽署所有以容許賣方申請退款的有關表格及文件及/或授權賣方申請退款，及為該目的該表格及文件及為其填上日期，填寫其他所需的表格及文件及於賣方認為合適的時候將之遞交到有關當局。於此確認函的任何規定均不影響賣方就買方違反臨時合約及/或正式合約的其他權利及補償。

The Vendor hereby expressly reserves its rights to claim against the Purchaser for any damages (including, without limitation, the refund of the AVD Benefit from the Purchaser) and/or to apply for refund of the paid ad valorem stamp duty (“**Refund**”) from Inland Revenue Department if the Purchaser fails to complete the sale and purchase of the Property. In the event that the paid ad valorem stamp duty (or any part thereof) ceases to be payable because of the cancellation or termination of the Preliminary Agreement and/or the Agreement or for whatever reason, the Purchaser shall forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain the Refund from the competent authorities. The Purchaser hereby agrees that, whether or not there is already any cancellation or termination of the Preliminary Agreement and/or the Agreement, the Purchaser shall, upon the request of the Vendor, sign all relevant forms and documents for the purpose of enabling the Vendor to claim the Refund and/or authorize the Vendor to apply for the Refund and for such purpose, date and use the aforesaid forms and documents, fill in such other forms and documents as may be required and submit them to the competent authorities at any time the Vendor deems fit. Nothing herein shall prejudice the Vendor's other rights and remedies for any breach of the Preliminary Agreement and/or the Agreement by the Purchaser.

- (vi) 本第7(e)段的任何規定均不賦權買方以從價印花稅優惠對樓價(或其任何部分)作任何扣減，買方須按照臨時合約及正式合約的條款向賣方支付樓價。

Nothing in this paragraph 7(e) shall entitle the Purchaser to make any deduction of the AVD Benefit from the Purchase Price (or any part thereof) which the Purchaser is required to pay to the Vendor pursuant to the terms of the Preliminary Agreement and the Agreement.

- (vii) 於任何情況下，無論因任何延遲或逾期繳付/發放從價印花稅優惠(或其任何部分)或因任何原因印花稅未有如期繳付，賣方均無須就任何罰款負責，且賣方不會就任何買方因稅務局印花稅署為臨時合約及正式合約所作之評稅所招致或與之相關而蒙受的損失或損害向買方負責。

The Vendor will under no circumstances be responsible for any penalty if there is any late payment of stamp duty, whether or not due to any late payment of the AVD Benefit (or any part thereof) or for whatever reason, or be liable to the Purchaser for any loss or damages suffered by the Purchaser arising from or in connection with the assessment of the Preliminary Agreement and the Agreement by the Stamp Office of the Inland Revenue Department.

- (viii) 從價印花稅優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the AVD Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

- (ix) This paragraph 7(e) is independent of the Preliminary Agreement and the Agreement and nothing herein shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All

the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this paragraph 7(e). This paragraph 7(e) constitutes an agreement between the parties hereto independent from the purchase of the Property, the Preliminary Agreement and the Agreement and nothing contained in this paragraph 7(e) or any failure by any party hereto to observe or perform any of its obligations under this paragraph 7(e) shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations under this paragraph 7(e), the Purchaser shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and the Agreement. This paragraph 7(e) will not exonerate or exempt the Purchaser from being liable for the failure to complete the purchase of the Property. Any claim that the Purchaser may have under or in relation to or in connection with this paragraph 7(e) shall be a claim against the Vendor for damages only.

本第7(e)段為一獨立於臨時合約及正式合約之協議，其任何內容均不得視作取替或更改臨時合約或正式合約內的任何條款及/或條件。賣方所有臨時合約及正式合約下之權利及補償均不受本第7(e)段影響。本第7(e)段構成其所載之各方之間訂立的協議，且獨立於本物業的買賣、臨時合約及正式合約，本第7(e)段的任何內容或任何一方如未能遵守或履行其於本第7(e)段下之任何責任，臨時合約或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約之下各方的權利、義務或責任均不會被任何方式損害、變更或影響。為免生疑，若賣方未能履行其於本第7(e)段內之責任，買方仍須遵守及履行臨時合約及正式合約的所有條款及條件及按臨時合約及正式合約的條款完成購買本物業。本第7(e)段並不排除或豁免買方在未能完成本物業買賣時所須負之責任。買方所有按或就本第7(e)段對賣方提出的或與本第7(e)段有關連的申索，只限於為了取得損害賠償的申索。

^ the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

^ 以賣方代表律師實際收到款項日期計算。

(f) 備用第一按揭貸款 Standby First Mortgage Loan

買方可向「遠東物業代理(香港)有限公司」(「**第一承按人**」)申請最高達樓價之80%或本物業估價(由第一承按人釐定)之80%(以較低者為準)之第一按揭貸款(「**第一按揭貸款**」)，惟貸款金額不可超過應繳付之樓價餘額。

The Purchaser may apply for a First Mortgage Loan through Far East Real Estate and Agency (H.K.) Limited (the “**First Mortgagee**”) for a maximum loan amount equivalent to 80% of the purchase price or 80% of the valuation of the Property (as determined by the First Mortgagee) (whichever is lower) (the “**First Mortgage Loan**”), provided that the loan amount should not exceed the balance of the purchase price payable.

買方申請受以下基本條款及條件規限：

The application of the Purchaser is subject to the following basic terms and conditions:

- (i) 第一按揭貸款年期為不長於 25 年。

The maximum tenor of the First Mortgage Loan shall not exceed 25 years.

- (ii) 第1至24個月之供款年利率以第一承按人選用之港元最優惠利率(P)減年利率2.5%計算，第25至36個月之供款年利率以第一承按人選用之港元最優惠利率(P)減年利率1%計算，其後之供款年利率為第一承按人選用之港元最優惠利率(P)加年利率1%計算，(P)為浮動利率，於此招標公告日期(P)為每年6%。最終按揭利率以第一承按人審批結果而定，賣方及/或其代理並無就其作出，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 annual interest rate of the First Mortgage Loan for the 1st - 24th months of the repayment term shall be 2.5% below the Hong Kong Dollar Best Lending Rate from time to time (“**Prime Rate (P)**”) quoted by the First Mortgagee, the annual interest rate of the First Mortgage Loan for the 25th - 36th months of the repayment term shall be 1% below the Prime Rate (P) quoted by the First Mortgagee, and thereafter repayment term shall be 1% over the Prime Rate (P) quoted by the First Mortgagee. (P) is subject to fluctuation. The (P) as at the date of this tender notice is 6% per annum. The final mortgage interest rate will be subject to final approval by the First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and/or its agent(s) in respect thereof.

- (iii) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在第一承按人要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the First Mortgagee.

- (iv) 買方必須於擬提取第一按揭貸款當日之前不少於 60 天，以書面向第一承按人申請第一按揭貸款及遞交申請表及所需文件。

The Purchaser shall apply in writing to the First Mortgagee for the First Mortgage Loan and submit the application form and the necessary documents not less than 60 days before intended date of drawdown of the First Mortgage Loan.

- (v) 第一按揭貸款以本物業之第一法定押記作抵押。所有第一按揭貸款之文件（包括但不限於第一法定押記）必須由第一承按人指定之律師行擬備及辦理，並由買方負責所有費用、律師費及其他有關支出。

The First Mortgage Loan shall be secured by a first legal charge over the Property. All legal documents in relation to the First Mortgage Loan (including but not limited to the first legal charge) must be prepared and processed by the solicitors' firm designated by the First Mortgagee. All costs legal fees and other incidental out-of-pocket expenses incurred shall be paid by the Purchaser.

- (vi) 買方如成功提取第一按揭貸款，須向第一承按人支付手續費，金額為港幣5000元。

If the purchaser successfully draws the related First Mortgage Loan, an administration fee will be payable by the purchaser to the First Mortgagee, the amount of which is equivalent to HKD5000.

買方敬請向第一承按人查詢有關第一按揭貸款的用途及詳情。就第一按揭貸款批出與否及其條款而言，第一承按人有最終決定權。不論第一按揭貸款獲批與否，買方仍須按本物業的買賣合約完成本物業的交易及繳付本物業的樓價全數。

The Purchaser is advised to enquire with the First Mortgagee about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final

decision of the First Mortgagee. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full purchase price of the Property in accordance with the agreement for sale and purchase.

付清第一按揭貸款餘款日期以第一承按人收到所有第一按揭貸款餘款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of full repayment of the balance of the First Mortgage Loan shall be the date on which all balances of the First Mortgage Loan are received by the First Mortgagee. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

- (vii) 有關第一按揭貸款之批核與否及條款及細則以第一承按人之最終決定為準，與賣方及其代理無關，且於任何情況下賣方及其代理均無需為此負責或賠償，賣方在本物業的買賣合約下的權益亦不受影響。賣方及其代理並無亦不得被視作就第一按揭貸款之條款及細則及批核作出任何不論明示或隱含之陳述，承諾或保證。賣方及其代理並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方及其代理提出任何申索。

The terms and conditions and the approval or disapproval of the application for the First Mortgage Loan are subject to the final decision of the First Mortgagee, and are not related to the Vendor and its agent(s) (all of which shall under no circumstances be liable for anything arising therefrom) and the rights of the Vendor under the agreement for sale and purchase of the Property shall not be affected. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and its agent(s) in respect of the terms and conditions and the approval of applications for the First Mortgage Loan. The Vendor and its agent(s) are not and will not be involved in the arrangement of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and its agent(s) as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

- (viii) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

(g) 從價印花稅優惠 Ad Valorem Stamp Duty Benefit (“AVD Benefit”)

- (i) 受限於買方完全遵守及符合本第7(g)段、臨時合約及正式合約所列的條款及條件(包括但不限於買方須依照正式合約訂定的日期付清本物業樓價(「樓價」)每一期款額及餘款並完成本物業的交易)，賣方會代買方繳付正式合約所須繳付的從價印花稅(或其部分，視乎情況而定)。

Subject to the observance and compliance with the terms and conditions in this paragraph 7(g), the Preliminary Agreement and the Agreement (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price of the Property (“Purchase Price”) according to the respective dates stipulated in the Agreement and complete the sale and purchase of the Property), the Vendor will pay the ad valorem stamp duty (or part thereof, as the case may be) payable by the Purchaser in respect of the Agreement.

- (ii) 從價印花稅優惠的款額上限為樓價的 3.75%。為免存疑，(a) 如正式合約應付的從價印花稅多於從價印花稅優惠，買方須獨自承擔及支付一切超出從價印花稅優惠款額從價印花稅(如有)；或(b) 若正式合約需支付之從價印花稅少於從價印花稅優惠，須支付給稅務局的從價印花稅及從價印花稅優惠之兩者差額將由賣方保存，並不會提供予買方，買方亦不得就此提出任何申索。

The amount of the AVD Benefit shall not exceed the amount of 3.75% of the Purchase Price. For the avoidance of doubt, (a) if the ad valorem stamp duty payable on the Agreement is more than the AVD Benefit, the amount of the ad valorem stamp duty in excess of the AVD Benefit (if any) shall be solely borne by the Purchaser; or (b) if the ad valorem stamp duty payable on the Agreement is less than the AVD Benefit, the difference between the ad valorem stamp duty payment to the Inland Revenue Department and the AVD Benefit shall be retained by the Vendor and will not be provided to the Purchaser, and the purchaser shall not have any claim in this respect.

- (iii) 若買方未能遵守或符合本第7(g)段、臨時合約及正式合約內任何條款或條件，賣方有權撤銷從價印花稅優惠及/或要求買方退還從價印花稅優惠(如已支付)，且並不損害賣方於臨時合約、正式合約或其他的權利及補償。

In the event that the Purchaser fails to observe or comply with any of the terms or conditions contained in this paragraph 7(g), the Preliminary Agreement and the Agreement, the Vendor shall be entitled to withdraw the AVD Benefit and/or ask for refund of the AVD Benefit from the Purchaser (if already paid) without prejudice to the rights and remedies of the Vendor under the Preliminary Agreement, the Agreement or otherwise.

- (iv) 賣方會將提供予買方的從價印花稅優惠用作直接支付就正式合約應繳付之從價印花稅(或其部分，視乎情況而定)予稅務局印花稅署，而賣方於有關從價印花稅優惠的責任(如有)將於此完全解除。

The Vendor will apply the AVD Benefit provided to the Purchaser for payment of the ad valorem stamp duty (or part thereof, as the case may be) chargeable on the Agreement by payment to the Stamp Office of the Inland Revenue Department directly and upon such application, the Vendor's obligation in relation to the provision of the AVD Benefit, if any, shall be absolutely discharged.

- (v) 假如買方不能完成本物業的交易，賣方保留向買方追討索償(包括但不限於要求買方退還從價印花稅優惠)及/或向稅務局申請退回已繳付的從價印花稅(「退款」)之權利。若因臨時合約及/或正式合約被取消或終止或任何原因而不再需要繳付已付之從價印花稅(或其任何部份)，買方須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取回退款。買方特此同意，不論當時臨時合約及/或正式合約是否已經被取消或終止，買方須因應賣方的要求簽署所有以容許賣方申請退款的有關表格及文件及/或授權賣方申請退款，及為該目的該表格及文件及為其填上日期，填寫其他所需的表格及文件及於賣方認為合適的時候將之遞交到有關當局。於此確認函的任何規定均不影響賣方就買方違反臨時合約及/或正式合約的其他權利及補償。

The Vendor hereby expressly reserves its rights to claim against the Purchaser for any damages (including, without limitation, the refund of the AVD Benefit from the Purchaser) and/or to apply for refund of the paid ad valorem stamp duty (“Refund”) from Inland Revenue Department if the Purchaser fails to complete the sale and purchase of the Property. In the event that the paid ad valorem stamp duty (or any part thereof) ceases to be payable because of the cancellation or termination of the Preliminary Agreement and/or the Agreement or for whatever reason, the Purchaser shall forthwith carry out all steps and actions the Vendor requires to assist the



Vendor to obtain the Refund from the competent authorities. The Purchaser hereby agrees that, whether or not there is already any cancellation or termination of the Preliminary Agreement and/or the Agreement, the Purchaser shall, upon the request of the Vendor, sign all relevant forms and documents for the purpose of enabling the Vendor to claim the Refund and/or authorize the Vendor to apply for the Refund and for such purpose, date and use the aforesaid forms and documents, fill in such other forms and documents as may be required and submit them to the competent authorities at any time the Vendor deems fit. Nothing herein shall prejudice the Vendor's other rights and remedies for any breach of the Preliminary Agreement and/or the Agreement by the Purchaser.

- (vi) 本第7(g)段的任何規定均不賦權買方以從價印花稅優惠對樓價(或其任何部分)作任何扣減，買方須按照臨時合約及正式合約的條款向賣方支付樓價。

Nothing in this paragraph 7(g) shall entitle the Purchaser to make any deduction of the AVD Benefit from the Purchase Price (or any part thereof) which the Purchaser is required to pay to the Vendor pursuant to the terms of the Preliminary Agreement and the Agreement.

- (vii) 於任何情況下，無論因任何延遲或逾期繳付/發放從價印花稅優惠(或其任何部分)或因任何原因印花稅未有如期繳付，賣方均無須就任何罰款負責，且賣方不會就任何買方因稅務局印花稅署為臨時合約及正式合約所作之評稅所招致或與之相關而蒙受的損失或損害向買方負責。

The Vendor will under no circumstances be responsible for any penalty if there is any late payment of stamp duty, whether or not due to any late payment of the AVD Benefit (or any part thereof) or for whatever reason, or be liable to the Purchaser for any loss or damages suffered by the Purchaser arising from or in connection with the assessment of the Preliminary Agreement and the Agreement by the Stamp Office of the Inland Revenue Department.

- (viii) 從價印花稅優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the AVD Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

- (ix) This paragraph 7(g) is independent of the Preliminary Agreement and the Agreement and nothing herein shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this paragraph 7(g). This paragraph 7(g) constitutes an agreement between the parties hereto independent from the purchase of the Property, the Preliminary Agreement and the Agreement and nothing contained in this paragraph 7(g) or any failure by any party hereto to observe or perform any of its obligations under this paragraph 7(g) shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations under this paragraph 7(g), the Purchaser shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and the Agreement. This paragraph 7(g) will not exonerate or exempt the Purchaser from being liable for the failure to complete the purchase of the Property. Any claim that the Purchaser may have under or in relation to or in connection with this paragraph 7(g) shall be a claim against the Vendor for damages only.

本第7(g)段為一獨立於臨時合約及正式合約之協議，其任何內容均不得視作取替或更改臨時合約或正式合約內的任何條款及/或條件。賣方所有臨時合約及正式合約下之權利及補償均不受本第7(g)段影響。本第7(g)段構成其所載之各方之間訂立的協議，且獨立於本物業的買賣、臨時合約及正式合約，本第7(f)段的任何內容或任何一方如未能遵守或履行其於本第7(g)段下之任何責任，臨時合約或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約之下各方的權利、義務或責任均不會被任何方式損害、變更或影響。為免生疑，若賣方未能履行其於本第7(g)段內之責任，買方仍須遵守及履行臨時合約及正式合約

的所有條款及條件及按臨時合約及正式合約的條款完成購買本物業。本第7(g)段並不排除或豁免買方在未能完成本物業買賣時所須負之責任。買方所有按或就本第7(g)段對賣方提出的或與本第7(g)段有關連的申索，只限於為了取得損害賠償的申索。

^ the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

^ 以賣方代表律師實際收到款項日期計算。

(h) 備用第一按揭貸款 Standby First Mortgage Loan

買方可向「遠東物業代理(香港)有限公司」(「**第一承按人**」)申請最高達樓價之80%或本物業估價(由第一承按人釐定)之80%(以較低者為準)之第一按揭貸款(「**第一按揭貸款**」)，惟貸款金額不可超過應繳付之樓價餘額。

The Purchaser may apply for a First Mortgage Loan through Far East Real Estate and Agency (H.K.) Limited (the “**First Mortgagee**”) for a maximum loan amount equivalent to 80% of the purchase price or 80% of the valuation of the Property (as determined by the First Mortgagee) (whichever is lower) (the “**First Mortgage Loan**”), provided that the loan amount should not exceed the balance of the purchase price payable.

買方申請受以下基本條款及條件規限：

The application of the Purchaser is subject to the following basic terms and conditions:

- (i) 第一按揭貸款年期為不長於 25 年。

The maximum tenor of the First Mortgage Loan shall not exceed 25 years.

- (ii) 第1至24個月之供款年利率以第一承按人選用之港元最優惠利率(P)減年利率2%計算，第25至36個月之供款年利率以第一承按人選用之港元最優惠利率(P)，其後之供款年利率為第一承按人選用之港元最優惠利率(P)加年利率2%計算，(P)為浮動利率，於此招標公告日期(P)為每年6%。最終按揭利率以第一承按人審批結果而定，賣方及/或其代理並無就其作出，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 annual interest rate of the First Mortgage Loan for the 1st - 24th months of the repayment term shall be 2% below the Hong Kong Dollar Best Lending Rate from time to time (“**Prime Rate (P)**”) quoted by the First Mortgagee, the annual interest rate of the First Mortgage Loan for the 25th - 36th months of the repayment term shall be the Prime Rate (P) quoted by the First Mortgagee, and thereafter repayment term shall be 1% over the Prime Rate (P) quoted by the First Mortgagee. (P) is subject to fluctuation. The (P) as at the date of this tender notice is 6% per annum. The final mortgage interest rate will be subject to final approval by the First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and/or its agent(s) in respect thereof.

- (iii) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在第一承按人要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the First Mortgagee.

- (iv) 買方必須於擬提取第一按揭貸款當日之前不少於 60 天，以書面向第一承按人申請第一按揭貸款及遞交申請表及所需文件。

The Purchaser shall apply in writing to the First Mortgagee for the First Mortgage Loan and submit the application form and the necessary documents not less than 60 days before intended date of drawdown of the First Mortgage Loan.

- (v) 第一按揭貸款以本物業之第一法定押記作抵押。所有第一按揭貸款之文件（包括但不限於第一法定押記）必須由第一承按人指定之律師行擬備及辦理，並由買方負責所有費用、律師費及其他有關支出。

The First Mortgage Loan shall be secured by a first legal charge over the Property. All legal documents in relation to the First Mortgage Loan (including but not limited to the first legal charge) must be prepared and processed by the solicitors' firm designated by the First Mortgagee. All costs legal fees and other incidental out-of-pocket expenses incurred shall be paid by the Purchaser.

- (vi) 買方如成功提取第一按揭貸款，須向第一承按人支付手續費，金額為港幣5000元。

If the purchaser successfully draws the related First Mortgage Loan, an administration fee will be payable by the purchaser to the First Mortgagee, the amount of which is equivalent to HKD5000.

- (vii) 買方敬請向第一承按人查詢有關第一按揭貸款的用途及詳情。就第一按揭貸款批出與否及其條款而言，第一承按人有最終決定權。不論第一按揭貸款獲批與否，買方仍須按本物業的買賣合約完成本物業的交易及繳付本物業的樓價全數。

The Purchaser is advised to enquire with the First Mortgagee about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the First Mortgagee. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full purchase price of the Property in accordance with the agreement for sale and purchase.

付清第一按揭貸款餘款日期以第一承按人收到所有第一按揭貸款餘款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of full repayment of the balance of the First Mortgage Loan shall be the date on which all balances of the First Mortgage Loan are received by the First Mortgagee. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

- (viii) 有關第一按揭貸款之批核與否及條款及細則以第一承按人之最終決定為準，與賣方及其代理無關，且於任何情況下賣方及其代理均無需為此負責或賠償，賣方在本物業的買賣合約下的權益亦不受影響。賣方及其代理並無亦不得被視作就第一按揭貸款之條款及細則及批核作出任何不論明示或隱含之陳述，承諾或保證。賣方及其代理並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方及其代理提出任何申索。

The terms and conditions and the approval or disapproval of the application for the First Mortgage Loan are subject to the final decision of the First Mortgagee, and are not related to the Vendor and its agent(s) (all of which shall under no circumstances be liable for anything arising therefrom) and the rights of the Vendor under the agreement for sale and purchase of the Property shall not be affected. No representation, undertaking or warranty,

whether express or implied, is given, or shall be deemed to have been given by the Vendor and its agent(s) in respect of the terms and conditions and the approval of applications for the First Mortgage Loan. The Vendor and its agent(s) are not and will not be involved in the arrangement of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and its agent(s) as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

- (ix) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

(i) 從價印花稅優惠 Ad Valorem Stamp Duty Benefit

在買方完全遵守及符合於以下及臨時合約及/或正式合約（統稱「應稅協議」）所列的條款及條件的前提下，賣方將會代買方繳付正式合約所需繳付的從價印花稅（上限為本物業樓價的 4.25%）（「從價印花稅優惠」）。若買方未能遵守或符合以下及/或應稅協議內任何條款或條件，賣方有權撤銷及/或要求退還從價印花稅優惠（或其任何部分），且並不損害賣方於應稅協議或其他的權利及補償。

Subject to the observance and compliance with the terms and conditions set out below and the Preliminary Agreement and/or the Agreement (collectively referred as the “Chargeable Agreement(s)”) by the Purchaser, the Vendor will pay the ad valorem stamp duty chargeable on the Agreement for the Purchaser (subject to a cap at 4.25% of the purchase price of the Property) (“AVD Benefit”). In the event that the Purchaser fails to observe or comply with any of the terms or conditions below and/or the Chargeable Agreement(s), the Vendor shall be entitled to withdraw and/or ask for refund of the AVD Benefit or any part thereof without prejudice to the rights and remedies of the Vendor under the Chargeable Agreement(s) or otherwise.

- (i) 從價印花稅優惠僅限於正式合約所需繳付的從價印花稅的實際款額，及在任何情況下，上限為相等於本物業樓價的4.25%的款額。

The AVD Benefit shall be limited to the amount equivalent to the actual amount of the ad valorem stamp duty payable on the Agreement and in any event, shall be capped at the amount equivalent to 4.25% of the purchase price of the Property.

- (ii) 為免存疑，若正式合約需支付之從價印花稅少於從價印花稅優惠，須支付給稅務局的從價印花稅及從價印花稅優惠之兩者差額將由賣方保存，並不會提供予買方。買方不得就此提出任何申索。

For the avoidance of doubt, if the ad valorem stamp duty payable on the Agreement is less than the AVD Benefit, the difference between the ad valorem stamp duty payment to the Inland Revenue Department and the AVD Benefit shall be retained by the Vendor and will not be provided to the Purchaser. The Purchaser shall not have any claim in this respect.

- (iii) (如適用) 如正式合約應付的從價印花稅多於從價印花稅優惠，買方須承擔須支付給稅務局的從價印花稅及從價印花稅優惠兩者之差額。

(if applicable) If the ad valorem stamp duty payable on the Agreement is more than the AVD Benefit, the difference between the ad valorem stamp duty assessed by the Inland Revenue Department and the amount of the AVD Benefit will be borne by the Purchaser.

- (iv) 倘若賣方被要求繳付任何印花稅及/或罰款，買方須向賣方全數償還所有賣方所代支或支付之任何金額，買方並須完全彌償賣方由於催收所有印花稅及/或罰款而招致的所有法律費用、雜項費用及支出。
- Should the Vendor be required to pay any stamp duty and/or penalty, the Purchaser shall reimburse the Vendor for the full amount of any payment or advance made by the Vendor, and together with all legal costs,

disbursements and fees incurred by the Vendor in recovering of all amounts of the stamp duty and/or penalty so paid by the Vendor on a full indemnity basis.

- (v) 假如買方不能完成本物業的交易，賣方保留向買方追討索償及向稅務局申請退回已繳付的從價印花稅(「退款」)之權利。若因臨時合約及/或正式合約被取消或終止或任何原因而不再需要繳付已付之從價印花稅(或其任何部份)，買方須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取回退款。買方特此同意，不論當時臨時合約及/或正式合約是否已經被取消或終止，買方須因應賣方的要求簽署任何以容許賣方申請退款的任何相關表格及文件及/或授權賣方申請退款，及為該目的使用該表格及文件及為其填上日期，填寫其他所需的表格及文件及於賣方認為合適的時候將之遞交到有關當局。於此的任何規定均不影響賣方就買方違反應稅協議的其他權利及補償。

The Vendor hereby expressly reserves its rights to claim against the Purchaser for any damages and apply for refund of the paid ad valorem stamp duty (“Refund”) from Inland Revenue Department if the Purchaser fails to complete the sale and purchase of the Property. In the event that the paid ad valorem stamp duty (or any part thereof) cease to be payable because of the cancellation or termination of the Preliminary Agreement and/or the Agreement or for whatever reason, the Purchaser shall forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain the Refund from the competent authorities. The Purchaser hereby agrees that, whether or not there is already any cancellation or termination of the Preliminary Agreement and/or the Agreement or not, the Purchaser shall, upon the request of Vendor, sign any relevant forms and documents for the purpose of enabling the Vendor to claim the Refund and/or authorize the Vendor to apply for the Refund and for such purpose, date and use the aforesaid forms and documents, fill in such other forms and documents as may be required and submit them to the competent authorities at any time the Vendor deems fit. Nothing herein shall prejudice the Vendor’s other rights and remedies for any breach of the Chargeable Agreement(s) by the Purchaser.

- (vi) 受限於此的其他條款，如買方購入本物業以取代他唯一擁有的另一香港住宅物業(「原物業」)，買方可自費向稅務局申請退還部分的從價印花稅(相當於本物業的正式合約下的已繳付的從價印花稅與按《印花稅條例》指定的第2標準稅率計算的從價印花稅的差額)(惟須受制於及遵守《印花稅條例》的相關條文及稅務局的其他要求)，惟前提是(i)買方須按應稅協議已經完成本物業之買賣及已經遵守應稅協議所列的所有條款及條件及(ii)處置原物業的交易已經完成。

Subject to the other provisions herein, if the Purchaser purchases the Property to replace his only other residential property in Hong Kong (“original property”), he may, at this own costs and expense, apply to the Inland Revenue Department for refund of ad valorem stamp duty paid on the Agreement of the Property in excess of that computed under Scale 2 prescribed by the Stamp Duty Ordinance, subject to and upon compliance with the relevant provisions of the Stamp Duty Ordinance and other requirements as imposed by the Inland Revenue Department PROVIDED THAT (i) the Purchaser has already completed the purchase of the Property in accordance with the Chargeable Agreement(s) and complied with in all respects the terms and conditions of the Chargeable Agreement(s) and (ii) the disposal of the original property has already been completed.

- (vii) 於任何情況下，無論因任何延遲或逾期繳付/發放從價印花稅優惠(或其任何部分)或因任何原因印花稅未有如期繳付，賣方均無須就任何罰款或損失負責。

The Vendor will under no circumstance be responsible for any penalty or loss if there is any late payment of stamp duty, whether or not due to any late payment of the AVD Benefit (or any part thereof) for whatever reason.

- (viii) 於此授予買方的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits conferred on the Purchaser hereunder are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

(j) 特別現金回贈優惠 Special Cash Rebate Benefit

- (i) 如買方於以下列表所訂明的期間內付清本物業樓價(「樓價」)之全額及在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件(必須嚴格遵行所有時間限制)，則賣方將根據以下列表提供特別現金回贈(「特別現金回贈」)予買方:-

If the Purchaser shall settle the full amount of the purchase price of the Property (“**Purchase Price**”) within the period set out in the table below and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide a special cash rebate (“**Special Cash Rebate**”) to the Purchaser in the amount according to the table below:-

特別現金回贈列表

Special Cash Rebate Table

付清樓價餘額日期 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	特別現金回贈金額 Amount of the Special Cash Rebate
簽署臨時合約的日期後 120 日內 Within 120 days after the date of signing of the Preliminary Agreement	樓價 9% 9% of the Purchase Price

<sup>^</sup>The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

<sup>^</sup>以賣方律師實際收到款項日期計算。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

- (ii) 特別現金回贈將直接用作支付樓價的部分餘額。

The Special Cash Rebate will be directly applied as part of the balance of the Purchase Price.

- (iii) 上述表格提述的回贈受其他條款及細則所約束。

The rebates set out in the table above are subject to other terms and conditions.

- (iv) 特別現金回贈優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Special Cash Rebate Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

(k) 不使用第一按揭現金回贈 Not Utilize First Mortgage Loan Cash Rebate

- (i) 如買方沒有使用由賣方的指定財務機構提供的備用第一按揭貸款及於正式合約訂明的付款限期日或之前付清樓價餘額，則賣方將提供相等於樓價的 3% 現金回贈（「不使用第一按揭現金回贈」）予買方。

If the Purchaser has not utilized the Standby First Mortgage Loan offered by the Vendor's designated financing company, then subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Vendor will provide a cash rebate, which is equivalent to 3% of the Purchase Price ("Not Utilize First Mortgage Loan Cash Rebate"), to the Purchaser.

- (ii) 不使用第一按揭現金回贈將直接用作支付樓價的部分餘額。

The Not Utilize First Mortgage Loan Cash Rebate will be directly applied as part of the balance of the Purchase Price.

- (iii) 不使用第一按揭現金回贈的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Not Utilize First Mortgage Loan Cash Rebate are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

(l) 提前付清餘額現金回贈優惠 Early Settlement Cash Rebate Benefit

- (i) 如買方提前於以下列表所訂明的期間內付清本物業樓價(「樓價」)之全額及在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件(必須嚴格遵行所有時間限制)，則賣方將根據以下列表提供提前付清樓價現金回贈(「現金回贈」)予買方:-

If the Purchaser shall settle the full amount of the purchase price of the Property ("Purchase Price") within the period set out in the table below and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Cash Rebate") to the Purchaser in the amount according to the table below:-

現金回贈金額如下:

The amount of the Cash Rebate is as follows:

付清樓價全額日期 <sup>^</sup> Date of settlement of the full amount of the Purchase Price <sup>^</sup>	現金回贈金額 Amount of the Cash Rebate
臨時合約的日期後的 91 日 - 180 日期間內 Within the period from 91 days to 180 days after the date of the Preliminary Agreement	樓價 9% 9% of the Purchase Price

臨時合約的日期後的 181 日 - 365 日期間內 Within the period from 181 days to 365 days after the date of the Preliminary Agreement	樓價 6% 6% of the Purchase Price
臨時合約的日期後的 366 日 - 540 日期間內 Within the period from 366 days to 540 days after the date of the Preliminary Agreement	樓價 3% 3% of the Purchase Price

^ 以賣方律師實際收到款項日期計算。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

The date of settlement shall be the actual date on which payment is received by Vendor's solicitors. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(ii) 現金回贈將直接用作支付部份樓價。

The Cash Rebate will be directly applied as part payment of the Purchase Price.

(iii) 在買方符合本段所有條款及條件的前提下，買方須於擬提前付清樓價全額日前最少 30 日，向賣方發出一份填妥的通知書(按本函夾附的格式)，以申請現金回贈。過期發出申請的通知一概不予受理，屆時買方將喪失申索現金回贈或其任何部分的資格。賣方會於收到申請並確認於其有關資料無誤後將向賣方律師支付現金回贈以作支付部份樓價，屆時，賣方於本第 7(i)段中有關現金回贈的責任將完全解除。

Subject to and conditional upon the Purchaser's fulfilment of all the terms and conditions as set out in this paragraph, the Purchaser shall send a written notice (in the form annexed hereto) to the Vendor at least 30 days before the intended date of settlement of the full amount of the Purchase Price in order to apply for the Cash Rebate. Late submission of the notice to apply for the Cash Rebate will not be entertained and, in such event, the Purchaser will not be entitled to the Cash Rebate or any part(s) thereof. After the Vendor has received the application and duly verified the information therein to be correct, the Vendor will pay the Cash Rebate to the Vendor's solicitors as part payment of the Purchase Price, whereupon the Vendor's obligation in relation to the payment of the Cash Rebate under this paragraph 7(i) shall be absolutely discharged.

(iv) 假如買方未能遵守、履行或符合本段、臨時合約及正式合約任何條款或條件或未能完成該物業的買賣，買方將喪失現金回贈的資格，買方之現金回贈將被當作自動撤銷。賣方有權即時要求退還現金回贈(如已支付)，且並不損害賣方於臨時合約、正式合約或其他適用法律下之其他權利及申索。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this paragraph 7(d), the Preliminary Agreement or the Agreement or fail to complete the sale and purchase of the Property, the Purchaser shall not be entitled to the Cash Rebate, which shall be deemed automatically withdrawn. The Vendor shall be entitled to ask for a refund of the Cash Rebate (if paid) forthwith without prejudice to the Vendor's other rights and claims under the Preliminary Agreement, the Agreement or other applicable laws.

(v) 提前付清餘額現金回贈優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Early Settlement Cash Rebate Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s),



nominee(s) or assignee(s) of the Purchaser).

- (vi) 本第 7(l) 段為一獨立於臨時合約及正式合約之協議，其任何內容均不得視作取替或更改臨時合約或正式合約內的任何條款及/或條件。賣方所有臨時合約及正式合約下之權利及補償均不受本第 7(l) 段影響。本第 7(l) 段構成其所載之各方之間訂立的協議，且獨立於本物業的買賣、臨時合約及正式合約，本第7(l) 段的任何內容或任何一方如未能遵守或履行其於本第 7(l) 段下之任何責任，臨時合約或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約之下各方的權利、義務或責任均不會被任何方式損害、變更或影響。為免生疑，若賣方未能履行其於本第7(l)段內之責任，買方仍須遵守及履行臨時合約及正式合約的所有條款及條件及按臨時合約及正式合約的條款完成購買本物業。本第 7(l) 段並不排除或豁免買方在未能完成本物業買賣時所須負之責任。買方所有按或就本第 7(l) 段對賣方提出的或與本第 7(l) 段有關連的申索，只限於為了取得損害賠償的申索。

This paragraph 7(l) is independent of the Preliminary Agreement and the Agreement and nothing herein shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this paragraph 7(l). This paragraph 7(l) constitutes an agreement between the parties hereto independent from the purchase of the Property, the Preliminary Agreement and the Agreement and nothing contained in this paragraph 7(l) or any failure by any party hereto to observe or perform any of its obligations under this paragraph 7(l) shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations under this paragraph 7(l), the Purchaser shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and the Agreement. This paragraph 7(l) will not exonerate or exempt the Purchaser from being liable for the failure to complete the purchase of the Property. Any claim that the Purchaser may have under or in relation to or in connection with this paragraph 7(l) shall be a claim against the Vendor for damages only.

(m) 特別現金回贈優惠 Special Cash Rebate Benefit

- (i) 如買方於以下列表所訂明的期間內付清本物業樓價(「樓價」)之全額及在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件(必須嚴格遵行所有時間限制)，則賣方將根據以下列表提供特別現金回贈(「特別現金回贈」)予買方:-

If the Purchaser shall settle the full amount of the purchase price of the Property (“**Purchase Price**”) within the period set out in the table below and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide a special cash rebate (“**Special Cash Rebate**”) to the Purchaser in the amount according to the table below:-

特別現金回贈列表

Special Cash Rebate Table

付清樓價餘額日期 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	特別現金回贈金額 Amount of the Special Cash Rebate
簽署臨時合約的日期後 150 日內 Within 150 days after the date of signing of the Preliminary Agreement	樓價 9% 9% of the Purchase Price

<sup>^</sup>The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

<sup>^</sup>以賣方律師實際收到款項日期計算。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

- (ii) 特別現金回贈將直接用作支付樓價的部分餘額。

The Special Cash Rebate will be directly applied as part of the balance of the Purchase Price.

- (iii) 上述表格提述的回贈受其他條款及細則所約束。

The rebates set out in the table above are subject to other terms and conditions.

特別現金回贈優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Special Cash Rebate Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

(n) 特別現金回贈優惠 Special Cash Rebate Benefit

- (i) 如買方於以下列表所訂明的期間內付清本物業樓價(「樓價」)之全額及在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件(必須嚴格遵行所有時間限制)，則賣方將根據以下列表提供特別現金回贈(「特別現金回贈」)予買方:-

If the Purchaser shall settle the full amount of the purchase price of the Property (“**Purchase Price**”) within the period set out in the table below and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide a special cash rebate (“**Special Cash Rebate**”) to the Purchaser in the amount according to the table below:-

特別現金回贈列表

Special Cash Rebate Table

付清樓價餘額日期 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	特別現金回贈金額 Amount of the Special Cash Rebate
簽署臨時合約的日期後 210 日內 Within 210 days after the date of signing of the Preliminary Agreement	樓價 9% 9% of the Purchase Price

<sup>^</sup>The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

<sup>^</sup>以賣方律師實際收到款項日期計算。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

- (ii) 特別現金回贈將直接用作支付樓價的部分餘額。

The Special Cash Rebate will be directly applied as part of the balance of the Purchase Price.

- (iii) 上述表格提述的回贈受其他條款及細則所約束。

The rebates set out in the table above are subject to other terms and conditions.

特別現金回贈優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Special Cash Rebate Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

(o) 特別現金回贈優惠 Special Cash Rebate Benefit

- (i) 如買方於以下列表所訂明的期間內付清本物業樓價(「樓價」)之全額及在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件(必須嚴格遵行所有時間限制)，則賣方將根據以下列表提供特別現金回贈(「特別現金回贈」)予買方:-

If the Purchaser shall settle the full amount of the purchase price of the Property (“**Purchase Price**”) within the period set out in the table below and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide a special cash rebate (“**Special Cash Rebate**”) to the Purchaser in the amount according to the table below:-

特別現金回贈列表

Special Cash Rebate Table

付清樓價餘額日期 <sup>^</sup> Date of settlement of the balance of the Purchase Price <sup>^</sup>	特別現金回贈金額 Amount of the Special Cash Rebate
簽署臨時合約的日期後 60 日內 Within 60 days after the date of signing of the Preliminary Agreement	樓價 9% 9% of the Purchase Price

<sup>^</sup>The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

<sup>^</sup>以賣方律師實際收到款項日期計算。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

- (ii) 特別現金回贈將直接用作支付樓價的部分餘額。

The Special Cash Rebate will be directly applied as part of the balance of the Purchase Price.

- (iii) 上述表格提述的回贈受其他條款及細則所約束。

The rebates set out in the table above are subject to other terms and conditions.

特別現金回贈優惠的權利或利益僅對買方有效，且買方無權向任何其他人士(包括買方之轉購人、被提名人或承讓人)出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Special Cash Rebate Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person (including sub-purchaser(s), nominee(s) or assignee(s) of the Purchaser).

(p) 現有承租人優惠 Sitting Tenant Benefit

(i) 第A部分Part A

(A) 現有承租人 100%租金回贈計劃(支付計劃 (3))

**Sitting Tenant 100% Rental Rebate Plan (Payment Plan (3))**

(只適用於以下買方: 買方須為本物業的現有承租人, 並於租期第一個月至及包括租期第十二個月的最後一天內購買本物業而並非根據賣方授予之認購權(如有)購買本物業)

(Only applicable to the Purchaser who is the sitting tenant of the Property and who purchases the Property within the period between the 1st month of the lease term up to and inclusive of the last day of the 12th month of the lease term but not pursuant to any option to purchase (if any) granted by the Vendor)

(a) 受限於買方對以下細則之遵守, 買方將會於本物業買賣完成時獲得以下表格條款回贈:-

Subject to the compliance with all the following conditions by the Purchaser, the Purchaser will be offered rebates as set out in the table in Part B below upon completion of the sale and purchase of the Property:-

- (i) 買方(作為租客)與賣方(作為業主)就買方購買的本物業已簽定一份租約 (租約格式及內容由賣方訂明) (「租約」);  
the Purchaser (as tenant) has entered into a lease (in such form and content as specified by the Vendor) (“Lease”) with the Vendor (as landlord) in respect of the Property purchased by the Purchaser;
- (ii) 買方為本物業現有承租人;  
the Purchaser is the sitting tenant of the Property;
- (iii) 買方在整個租約期內或直至本物業的買賣完成日為止(以較早者為準)已妥為履行及遵守租約的條款及細則;  
the Purchaser has duly performed and observed the terms and conditions of the Lease throughout the term of the Lease or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);
- (iv) 租約下沒有欠繳租金;  
there is no rental arrears under the Lease;
- (v) 買方已按照以下方式支付樓價: -  
the Purchaser has duly paid the Purchase Price as follows:-
  - (a) 相等於售價 5%之臨時訂金於買方簽署臨時合約時繳付; 及  
5% of the Purchase Price being Preliminary Deposit shall be paid upon signing of the Preliminary Agreement; and
  - (b) 售價餘額(即售價95%)於買方簽署臨時合約後 90天內繳付; 及  
95% of the Purchase Price being the balance of the Purchase Price shall be paid within 90 days after the date of the Preliminary Agreement; and
- (vi) 本物業之買賣須於本物業之租期屆滿時或之前完成。  
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property.

**(B) 現有承租人 100%租金回贈計劃(支付計劃 (4))**

**Sitting Tenant 100% Rental Rebate Plan (Payment Plan (4))**

(只適用於以下買方: 買方須為本物業的現有承租人, 並於租期第十三個月至及包括租期第二十四個月的最後一天內購買本物業而並非根據賣方授予之認購權(如有)購買本物業)

(Only applicable to the Purchaser who is the sitting tenant of the Property and who purchases the Property within the period between the 13th month of the lease term up to and inclusive of the last day of the 24th month of the lease term but not pursuant to any option to purchase (if any) granted by the Vendor)

(a) 受限於買方對以下細則之遵守, 買方將會於本物業買賣完成時獲得以下表格條款回贈:-

Subject to the compliance with all the following conditions by the Purchaser, the Purchaser will be offered rebates as set out in the table in Part B below upon completion of the sale and purchase of the Property:-

- (i) 買方(作為租客)與賣方(作為業主)就買方購買的本物業已簽定一份租約 (租約格式及內容由賣方訂明) (「租約」);  
the Purchaser (as tenant) has entered into a lease (in such form and content as specified by the Vendor) (“Lease”) with the Vendor (as landlord) in respect of the Property purchased by the Purchaser;
- (ii) 買方為本物業現有承租人;  
the Purchaser is the sitting tenant of the Property;
- (iii) 買方在整個租約期內或直至本物業的買賣完成日為止(以較早者為準)已妥為履行及遵守租約的條款及細則;  
the Purchaser has duly performed and observed the terms and conditions of the Lease throughout the term of the Lease or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);
- (iv) 租約下沒有欠繳租金;  
there is no rental arrears under the Lease;
- (v) 買方已按照以下方式支付樓價:-  
the Purchaser has duly paid the Purchase Price as follows:-
  - (a) 相等於售價 5%之臨時訂金於買方簽署臨時合約時繳付; 及  
5% of the Purchase Price being Preliminary Deposit shall be paid upon signing of the Preliminary Agreement; and
  - (b) 售價餘額(即售價 95%)於買方簽署臨時合約後 90 天內繳付; 及  
95% of the Purchase Price being the balance of the Purchase Price shall be paid within 90 days after the date of the Preliminary Agreement; and
- (vi) 本物業之買賣須於本物業之租期屆滿時或之前完成。  
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property.

(C) **現有承租人 80%租金回贈計劃(支付計劃 (5))**  
**Sitting Tenant 80% Rental Rebate Plan (Payment Plan (5))**

(只適用於以下買方: 買方須為本物業的現有承租人, 並於租期第二十五個月至及包括租期第三十六個月的最後一天內購買本物業而並非根據賣方授予之認購權(如有)購買本物業)

(Only applicable to the Purchaser who is the sitting tenant of the Property and who purchases the Property within the period between the 25th month of the lease term up to and inclusive of the last day of the 36th month of the lease term but not pursuant to any option to purchase (if any) granted by the Vendor)

(a) 受限於買方對以下細則之遵守, 買方將會於本物業買賣完成時獲得以下表格條款回贈:-

Subject to the compliance with all the following conditions by the Purchaser, the Purchaser will be offered rebates as set out in the table in Part B below upon completion of the sale and purchase of the Property:-

- (i) 買方(作為租客)與賣方(作為業主)就買方購買的本物業已簽定一份租約 (租約格式及內容由賣方訂明) (「租約」);  
the Purchaser (as tenant) has entered into a lease (in such form and content as specified by the Vendor) (“Lease”) with the Vendor (as landlord) in respect of the Property purchased by the Purchaser;
- (ii) 買方為本物業現有承租人;  
the Purchaser is the sitting tenant of the Property;
- (iii) 買方在整個租約期內或直至本物業的買賣完成日為止(以較早者為準)已妥為履行及遵守租約的條款及細則;  
the Purchaser has duly performed and observed the terms and conditions of the Lease throughout the term of the Lease or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);
- (iv) 租約下沒有欠繳租金;  
there is no rental arrears under the Lease
- (v) 買方已按照以下方式支付樓價:-  
the Purchaser has duly paid the Purchase Price as follows:-
  - (a) 相等於售價 5%之臨時訂金於買方簽署臨時合約時繳付; 及  
5% of the Purchase Price being Preliminary Deposit shall be paid upon signing of the Preliminary Agreement; and
  - (b) 售價餘額(即售價 95%)於買方簽署臨時合約後 90 天內繳付; 及  
95% of the Purchase Price being the balance of the Purchase Price shall be paid within 90 days after the date of the Preliminary Agreement; and
- (vi) 本物業之買賣須於本物業之租期屆滿時或之前完成。  
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property.

(D) **租客認購權計劃(支付計劃 (6))**  
**Option to Purchase Payment Plan (Payment Plan (6))**

(只適用於以下買方：買方須為本物業的現有承租人，並於租期第三十六個月後至租期第四十一個月的最後一天屆滿或之前，根據賣方授予之認購權購買本物業)

(Only applicable to the Purchaser who is the sitting tenant of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 36th month of the lease term but on or before the expiration of the last day of the 41st month of the lease term)

(a) 受限於買方對以下細則之遵守，買方將會於本物業買賣完成時獲得以下表格條款回贈:-

Subject to the compliance with all the following conditions by the Purchaser, the Purchaser will be offered rebates as set out in the table in Part B below upon completion of the sale and purchase of the Property:-

- (i) 買方(作為租客)與賣方(作為業主)就買方購買的本物業已簽定一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租期第四十一個月的最後一天屆滿或之前行使的認購權(租約格式及內容由賣方訂明)(「租約」);  
the Purchaser (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the Purchaser as tenant after the 36th month of the commencement date of the lease term but on or before the expiration of the last day of the 41st month of the lease term (in such form and content as specified by the Vendor) (“Lease”) with the Vendor (as landlord) in respect of the Property purchased by the Purchaser;
- (ii) 買方為本物業現有承租人;  
the Purchaser is the sitting tenant of the Property;
- (iii) 買方在整個租約期內或直至本物業的買賣完成日為止(以較早者為準)已妥為履行及遵守租約的條款及細則;  
the Purchaser has duly performed and observed the terms and conditions of the Lease throughout the term of the Lease or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);
- (iv) 買方按照租約的規定已向賣方提供一份認購通知書(按租約所定義)(格式及內容由賣方訂明並附夾於租約);  
the Purchaser has duly served an Option Notice (as defined in the Lease) (in such form and content as specified by the Vendor and attached to the Lease) on the Vendor in accordance with the Lease;
- (v) 租約下沒有欠繳租金;  
there is no rental arrears under the Lease;
- (vi) 買方已按照以下方式支付樓價(等於租約定義的認購價):-  
the Purchaser has duly paid the Purchase Price (equivalent to the Option Price as defined in the Lease) as follows:-
  - (a) 相等於售價 5%之臨時訂金於買方簽署臨時合約時繳付; 及  
5% of the Purchase Price being Preliminary Deposit shall be paid upon signing of the Preliminary Agreement; and
  - (b) 售價餘額(即售價 95%)於(i) 買方簽署臨時合約後 90 天內繳付 或 (ii) 租期屆滿或之前繳付，以較早者為準; 及  
95% of the Purchase Price being the balance of the Purchase Price shall be paid (i) within 90 days after the date of the Preliminary Agreement or (ii) on or before the expiration of the lease term, whichever is the earlier; and
- (vii) 本物業之買賣須於本物業之租期屆滿時或之前完成。  
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property.



## (ii) Part B 第B部分

<b>支付計劃</b> <b>Payment Plan</b>	(A) 現有承租人100%租金回贈計劃(支付計劃(3)) (A) Sitting Tenant 100% Rental Rebate Plan (Payment Plan (3))	(B) 現有承租人 100%租金回贈計劃(支付計劃(4)) (B) Sitting Tenant 100% Rental Rebate Plan (Payment Plan (4))	(C) 現有承租人 80%租金回贈計劃(支付計劃 (5)) (C) Sitting Tenant 80% Rental Rebate Plan (Payment Plan (5))	(D) 租客認購權計劃(支付計劃(6)) (D) Option to Purchase Payment Plan (Payment Plan (6))
<b>臨時合約日期</b> <b>Date of Preliminary Agreement</b>	租期第一個月的第一天至及包括租期第十二個月的最後一天內 Within the period between the first day of the 1st month up to and inclusive of the last day of the 12th month of the lease term	租期第十三個月的第一天至及包括租期第二十四個月的最後一天內 Within the period between the first day of the 13th month up to and inclusive of the last day of the 24th month of the lease term	租期第二十五個月的第一天至及包括租期第三十六個月的最後一天內 Within the period between the first day of the 25th month up to and inclusive of the last day of the 36th month of the lease term	租期第三十七個月的第一天至租期第四十一個月的最後一天內 Within the period between the first day of the 37th month up to and inclusive of the last day of the 41st month of the lease term
<b>回贈金額</b> <b>Amount of Rebate</b>	(1) 根據租約實際已支付的租金總和之 100% 100% of the total sum of the rent actually and already paid under the Lease  (2) 樓價 9% 9% of the Purchase Price  (3) *(如適用) 樓價 3% (only if applicable) 3% of the Purchase Price	(1) 根據租約實際已支付的租金總和之 100% 100% of the total sum of the rent actually and already paid under the Lease  (3) 樓價7% 7% of the Purchase Price  (3) *(如適用) 樓價 3% (only if applicable) 3% of the Purchase Price	(1) 根據租約實際已支付的租金總和之 80% 80% of the total sum of the rent actually and already paid under the Lease  (2) 樓價 5% 5% of the Purchase Price  (3) *(如適用) 樓價 3% (only if applicable) 3% of the Purchase Price	(1) 根據租約實際已支付的租金總和之 60% 60% of the total sum of the rent actually and already paid under the Lease  (2) *(如適用) 樓價 3% (only if applicable) 3% of the Purchase Price

\*只限不會申請以上第二部分第 1 條所列明的備用第一按揭貸款的買方

Only if the Purchaser has not applied for Standby First Mortgage Loan as referred to in Clause 1 of Part II above

(i) 上述表格提述的回贈將直接用作支付樓價的部分餘額。

The rebates set out in the table above will be directly applied as part of the balance of the Purchase Price.

(ii) 為免生疑問，除買方根據上述表格將實際已支付的部分租金直接用於支付樓價的部分餘額之外，實際已支付的租金總額的餘額而並未用作支付部分樓價，賣方在任何情況下都不會退還給買方。

For the avoidance of doubt, save and except where it is actually applied as part of balance of Purchase Price pursuant to the table above, the remaining balance of the total sum of the rent actually and already paid by the tenderer which has not been applied as part of Purchase Price will not be refunded by the Vendor to the Purchaser under any circumstances.

(iii) 上述表格提述的回贈受其他條款及細則所約束。

The rebates set out in the table above are subject to other terms and conditions.

8. 下述互聯網可連結到此發展項目的價單: [www.mountarcadia.com.hk](http://www.mountarcadia.com.hk)

The price list(s) of the development can be found in the following website: [www.mountarcadia.com.hk](http://www.mountarcadia.com.hk)

更新日期及時間: (日-月-年)

Date & Time of Update: (DD-MM-YYYY)

2-12-2024 06:00PM

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