

第一部份：基本資料

Part 1: Basic Information

期數名稱	九龍站發展項目的第六期（當中的住宅發展項目、服務式公寓樓宇及停車場為「天璽」）	期數（如有）	第六期*
Name of Phase	Phase VI of Kowloon Station Development (residential development, service apartment accommodation and car park therein known as "THE CULLINAN")	Phase No. (if any)	Phase VI*
期數位置	柯士甸道西1號		
Location of Phase	1 Austin Road West		

重要告示:

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

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

Important Note:

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

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

\* 備註:

九龍站發展項目的第六期為天璽所屬的期數。天璽包括第六期住宅發展項目、第六期服務式公寓樓宇及第六期停車場。

\* Remarks:

Phase VI of Kowloon Station Development is the phase of which The Cullinan forms part. The Cullinan comprises Phase VI Residential Development, Phase VI Service Apartment Accommodation and Phase VI Car Park.

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	26	D		\$17,109,500		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	30	B		\$32,438,700		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

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12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	31	B		\$32,665,750		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	32	B		\$32,893,750		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	

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12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	26	B		\$48,626,700		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
			第20座 第2區 Tower 20 Zone 2	26	C					
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	26	E		\$17,207,350		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	



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12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	29	B		\$32,212,600		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	20	A		\$23,838,350		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

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12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	20	B		\$119,925,150			·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二 按揭貸款」， 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10- 2019)
			第20座 第2區 Tower 20 Zone 2	26	A					
			第20座 第2區 Tower 20 Zone 2	27	B					
			第20座 第2區 Tower 20 Zone 2	20	C					
			第20座 第2區 Tower 20 Zone 2	20	D					

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12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	30	A		\$25,387,800		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	25	C		\$16,959,400		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

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12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	31	A		\$25,565,450		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	32	A		\$26,287,000		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」Apply "First 24 Months HIBOR Based Second Mortgage Loan" · #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	25	B		\$31,326,250		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	31	C		\$17,684,250		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	29	A		\$42,409,900		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
			第20座 第2區 Tower 20 Zone 2	27	C					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第3區 Tower 21 Zone 3	77	A		\$29,606,750		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	29	C		\$17,439,150		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	31	E		\$17,817,250		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	20	E		\$34,183,850		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
			第20座 第2區 Tower 20 Zone 2	29	E					



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	27	A		\$24,863,400		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	31	D		\$17,715,600		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	30	C		\$17,560,750		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第3區 Tower 21 Zone 3	73	A		\$58,262,550		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
			第21座 第3區 Tower 21 Zone 3	75	A					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	32	C		\$17,807,750		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	25	E		\$17,086,700		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	30	E		\$17,692,800		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	27	E		\$17,691,830		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	25	D		\$16,989,800		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	25	A		\$24,517,600		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第3區 Tower 21 Zone 3	70	A		\$28,478,150		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	32	E		\$17,941,700		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	30	D		\$17,593,050		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	27	D		\$17,229,200		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第3區 Tower 21 Zone 3	76	A		\$29,415,800		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第20座 第2區 Tower 20 Zone 2	32	D		\$17,840,050		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	57	C		\$16,215,550		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	57	J		\$15,130,650		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第3區 Tower 21 Zone 3	72	A		\$28,849,600		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	55	J		\$15,025,200		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	55	C		\$16,167,100		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	56	J		\$15,078,400		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	55	H		\$12,603,650		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第3區 Tower 21 Zone 3	71	A		\$28,662,450		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	56	C		\$16,191,800		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	57	H		\$12,692,000		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第3區 Tower 21 Zone 3	69	A		\$28,293,850		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	57	K		\$12,409,850		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	56	H		\$12,648,300		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	56	K		\$12,366,150		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
12-10-2013	24-10-2013		第21座 第5區 Tower 21 Zone 5	55	K		\$12,323,400		·價單第1號 (AA)付款辦法 Payment Method (AA) of Price List No.1 #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	28	B		\$34,950,500		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	28	D		\$19,042,750		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	28	A		\$27,355,250		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	33	B		\$36,105,700		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	28	E		\$19,063,650		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	33	E		\$19,693,500		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第21座 第5區 Tower 21 Zone 5	59	C		\$17,909,110		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」 Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	35	E		\$19,831,250		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第21座 第3區 Tower 21 Zone 3	68	A		\$64,113,600		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
			第21座 第3區 Tower 21 Zone 3	78	A					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	33	D		\$19,670,700		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	35	D		\$19,809,400		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	28	C		\$19,008,550		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	35	C		\$19,773,300		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	33	C		\$19,635,550		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第21座 第3區 Tower 21 Zone 3	67	A		\$30,815,150		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第21座 第5區 Tower 21 Zone 5	60	C		\$17,566,450		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	35	A		\$28,455,350		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	33	A		\$28,257,750		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
16-10-2013	28-10-2013		第20座 第2區 Tower 20 Zone 2	35	B		\$36,358,400		·價單第1A號 (AA)付款辦法 Payment Method (AA) of Price List No.1A #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款"Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	19	C		\$18,338,800		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	19	A		\$26,749,150		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	19	D		\$18,372,050		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	23	B		\$35,773,200		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	21	E		\$18,654,200		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	21	D		\$18,631,400		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	79	A		\$34,490,700		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	19	E		\$18,393,900		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	簽訂臨時買賣合約後交易再 未有進展 The PASP has not proceeded further		第21座 第3區 Tower 21 Zone 3	68	E		\$32,447,250		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二 按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10- 2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	36	B		\$37,302,700		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二 按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	22	B		\$35,522,400		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	36	E		\$20,611,200		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	67	E		\$32,125,200		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	21	B		\$35,274,450		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	22	D		\$18,762,500		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	73	E		\$33,245,250		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	19	B		\$34,782,350		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	36	C		\$20,980,130		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」 Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	22	A		\$27,318,200		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price ·#(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	70	E		\$32,658,150		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price ·#(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	80	A		\$34,938,150		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	23	C		\$18,861,300		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	21	C		\$37,492,700		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」， 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
			第20座 第2區 Tower 20 Zone 2	23	D					
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	22	C		\$18,729,250		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」， 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	36	A		\$31,107,750		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	75	E		\$33,461,850		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	72	E		\$33,780,250		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」 Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	71	E		\$33,562,000		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」 Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	22	E		\$18,786,250		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	36	D		\$20,585,550		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第21座 第3區 Tower 21 Zone 3	69	E		\$32,447,250		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	23	E		\$18,918,300		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	23	A		\$27,512,000		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
20-10-2013	30-10-2013		第20座 第2區 Tower 20 Zone 2	21	A		\$27,127,250		·價單第1B號 (AA)付款辦法 Payment Method (AA) of Price List No.1B #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	12	C		\$18,961,050		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	17	E		\$19,166,250		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	12	D		\$18,958,200		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	38	C		\$18,964,850		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	52	J		\$18,192,500		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	18	E		\$19,301,150		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	52	H		\$15,260,800		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	52	K		\$14,920,700		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	18	B		\$37,367,310		-價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」 Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #(在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	18	A		\$28,051,600		-價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」， 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	18	C		\$19,288,800		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	16	E		\$19,032,300		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	18	D		\$19,274,550		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	17	C		\$19,152,950		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	16	C		\$19,019,000		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	17	A		\$25,801,600		·價單第1C號 (AC)付款辦法 Payment Method (AC) of Price List No.1C #見備註/See Remarks 7 • 9%售價折扣優惠 A 9% discount on the Price ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「首12個月P-2.8%第二按揭貸款」條款 "First 12 Months P-2.8% Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	60	K		\$14,995,750		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	17	D		\$19,139,650		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	16	D		\$19,005,700		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	16	A		\$27,637,400		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	15	C		\$18,998,100		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	15	D		\$19,091,200		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	37	E		\$37,292,250		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
			第21座 第5區 Tower 21 Zone 5	60	H					
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	37	D		\$21,921,250		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	38	E		\$22,851,300		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第21座 第3區 Tower 21 Zone 3	76	E		\$35,962,250		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	60	J		\$18,284,650		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	61	C		\$19,220,400		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	62	C		\$39,340,290		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」 Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #(在18-10-2019修訂)(revised on 18-10-2019)	
			第21座 第5區 Tower 21 Zone 5	63	C					
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	51	C		\$19,049,400		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	50	C		\$19,046,550		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	
25-10-2013	06-11-2013		第21座 第5區 Tower 21 Zone 5	59	H		\$15,283,600		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
25-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	15	B		\$73,170,900		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
			第20座 第2區 Tower 20 Zone 2	16	B					
26-10-2013	06-11-2013		第20座 第2區 Tower 20 Zone 2	37	C		\$21,882,300		·價單第1C號 (AA)付款辦法 Payment Method (AA) of Price List No.1C #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	38	E		\$29,204,900		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第6區 Tower 21 Zone 6	19	C		\$21,067,200		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第6區 Tower 21 Zone 6	18	C		\$20,885,750		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第6區 Tower 21 Zone 6	17	C		\$20,488,650		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第20座 第2區 Tower 20 Zone 2	38	B		\$54,968,900		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第6區 Tower 21 Zone 6	16	C		\$20,274,900		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第3區 Tower 21 Zone 3	77	E		\$37,057,600		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	62	J		\$18,872,700		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	61	J		\$18,807,150		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	51	J		\$18,501,250		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	62	K		\$15,479,300		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第3區 Tower 21 Zone 3	78	E		\$37,539,250		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第3區 Tower 21 Zone 3	68	E		\$35,472,050		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	51	H		\$15,520,150		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	50	H		\$15,466,000		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	63	J		\$18,939,200		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第6區 Tower 21 Zone 6	12	C		\$19,511,100		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · # (在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第20座 第2區 Tower 20 Zone 2	37	B	8091	\$83,926,800		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price ·使用車位認購權 Exercise option to purchase carparking space · # (在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	50	K		\$15,122,100		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	50	J		\$18,824,790		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·選用「首24個月香港銀行同業拆息第二按揭貸款」 Apply "First 24 Months HIBOR Based Second Mortgage Loan" • #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	63	K		\$15,532,500		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第6區 Tower 21 Zone 6	15	C		\$19,889,200		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	61	K		\$15,424,200		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	
02-11-2013	13-11-2013		第21座 第5區 Tower 21 Zone 5	51	K		\$15,175,300		·價單第1D號 (AA1)付款辦法 Payment Method (AA1) of Price List No.1D #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #(在18-10-2019修訂)(revised on 18-10-2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
29-11-2013	11-12-2013		第20座 第2區 Tower 20 Zone 2	38	C	8135	\$68,569,100		·價單第1E號 (AA2)付款辦法 Payment Method (AA2) of Price List No.1E #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price ·使用車位認購權 Exercise option to purchase carparking space · #(在18-10-2019修訂)(revised on 18-10-2019)	
30-11-2013	11-12-2013		第21座 第3區 Tower 21 Zone 3	80	E		\$39,501,000		·價單第1E號 (AA2)付款辦法 Payment Method (AA2) of Price List No.1E #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二按揭貸款」，可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price · #(在18-10-2019修訂)(revised on 18-10-2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
30-11-2013	11-12-2013		第21座 第3區 Tower 21 Zone 3	79	E		\$38,994,650		·價單第1E號 (AA2)付款辦法 Payment Method (AA2) of Price List No.1E #見備註/See Remarks 7 靈活付款計劃 Flexible Payment Plan ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「過渡性貸款」條款 "Transitional Loan" is included ·包含「特別現金回贈」條款 "Special Cash Rebate" is included ·包含「備用第二按揭貸款」條款 "Standby Second Mortgage Loan" is included ·「新地會」會員3%售價折扣優惠 3% discount from the Price for purchasers who are "SHKP Club" members ·不選用「首24個月香港銀行同業拆息第二 按揭貸款」, 可獲2%售價折扣優惠 Not to apply "First 24 Months HIBOR Based Second Mortgage Loan", a 2% discount on the Price • #在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	70	A		\$103,784,400			-價單第2號 (A2)付款辦法 Payment Method (A2) of Price List No.2 #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)
			第20座 第1區 Tower 20 Zone 1	70	B					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	69	A		\$108,789,200		·價單第2號 (C2)付款辦法 Payment Method (C2) of Price List No.2 #見備註/See Remarks 7 買家印花稅靈活付款計劃 BSD Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	
			第20座 第1區 Tower 20 Zone 1	69	B					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	68	A		\$103,063,500			
			第20座 第1區 Tower 20 Zone 1	68	B					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	67	A		\$107,287,300			·價單第2號 (B2)付款辦法 Payment Method (B2) of Price List No.2 #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)
			第20座 第1區 Tower 20 Zone 1	67	B					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	70	C		\$67,676,100	在30-07-2015，基於法例第35(2)(b)條所容許的原因，售價調整為\$64,114,200。 On 30-07-2015, the price adjusted to \$64,114,200 due to the reason allowed under section 35(2)(b) of the Ordinance.	<del>價單第2號 (B2)付款辦法</del> <del>Payment Method (B2) of Price List No.2</del> <del>540日靈活付款計劃 540 Days Flexible Payment Plan</del> <del>·包含「新地會會員售價折扣優惠」-可獲3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included</del> <del>·包含「家居設計及裝修折扣優惠」-可獲2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included</del> <del>·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included</del> <del>·包含「首年P-3.88%備用第三按揭貸款」條款 "First Year P-3.88% Standby Second Mortgage Loan" is included</del> <del>·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included</del> <del>·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included</del> <del>·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included</del>	
									<del>價單第2號 (A2)付款辦法</del> <del>Payment Method (A2) of Price List No.2</del> <del>#見備註/See Remarks 7</del> <del>188日付款計劃 188 Days Payment Plan</del> <del>·包含「付款計劃優惠」- 可獲5% 售價折扣優惠 "Payment Plan Benefit"- A 5% discount on the Price is included</del> <del>·包含「新地會會員售價折扣優惠」- 可獲3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included</del> <del>·包含「家居設計及裝修折扣優惠」- 可獲2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included</del> <del>·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included</del> <del>·包含「首年P-3.88%備用第二按揭貸款」條款 "First Year P-3.88% Standby Second Mortgage Loan" is included</del> <del>·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included</del> <del>·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included</del> <del>• (在30-07-2015修訂)(revised on 30-07-2015)</del> <del>• #(在18-10-2019修訂)(revised on 18-10-2019)</del>	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	68	C		\$67,206,800		-價單第2號 (B2)付款辦法 Payment Method (B2) of Price List No.2 #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	70	D		\$58,246,200		-價單第2號 (A2)付款辦法 Payment Method (A2) of Price List No.2 #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	69	D		\$61,053,600		-價單第2號 (B2)付款辦法 Payment Method (B2) of Price List No.2 #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	68	D		\$61,053,600		-價單第2號 (B2)付款辦法 Payment Method (B2) of Price List No.2 #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-03-2015	01-04-2015		第20座 第1區 Tower 20 Zone 1	67	D		\$57,042,000		·價單第2號 (A2)付款辦法 Payment Method (A2) of Price List No.2 #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 2% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 2% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
09-04-2015	21-04-2015		第20座 第1區 Tower 20 Zone 1	71	D		\$57,350,400		-價單第2A號 (A2A)付款辦法 Payment Method (A2A) of Price List No.2A #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
03-05-2015	13-05-2015		第20座 第1區 Tower 20 Zone 1	71	A		\$111,646,000			·價單第2A號 (C2A)付款辦法 Payment Method (C2A) of Price List No.2A #見備註/See Remarks 7 買家印花稅靈活付款計劃 BSD Flexible Payment Plan  ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)
			第20座 第1區 Tower 20 Zone 1	71	B					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
03-05-2015	13-05-2015		第20座 第1區 Tower 20 Zone 1	71	C		\$68,867,500		<div>-價單第2A號 (C2A)付款辦法 Payment Method (C2A) of Price List No.2A #見備註/See Remarks 7 買家印花稅靈活付款計劃 BSD Flexible Payment Plan  ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)</div>	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
04-05-2015	14-05-2015		第20座 第1區 Tower 20 Zone 1	73	D		\$60,137,300		-價單第2A號 (A2A)付款辦法 Payment Method (A2A) of Price List No.2A #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
06-05-2015	18-05-2015		第20座 第1區 Tower 20 Zone 1	69	C		\$64,377,000		-價單第2A號 (A2A)付款辦法 Payment Method (A2A) of Price List No.2A #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
10-06-2015	22-06-2015		第20座 第1區 Tower 20 Zone 1	67	C		\$63,487,900		-價單第2B號 (A2A)付款辦法 Payment Method (A2A) of Price List No.2B #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
17-06-2015	29-06-2015		第20座 第1區 Tower 20 Zone 1	73	C		\$69,835,200		-價單第2B號 (B2A)付款辦法 Payment Method (B2A) of Price List No.2B #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
30-11-2015	10-12-2015		第21座 第3區 Tower 21 Zone 3	75	B		\$51,132,400		<div>-價單第2C號 (A2A)付款辦法 Payment Method (A2A) of Price List No.2C #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan</div> <div>·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「首年P-3.88%備用第二按揭貸款」 條款 "First Year P-3.88% Standby Second Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)</div>	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
07-03-2016	17-03-2016		第20座 第1區 Tower 20 Zone 1	76	A		\$74,640,000		·價單第2D號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2D #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	
15-07-2016	27-07-2016		第21座 第3區 Tower 21 Zone 3	73	B		\$52,507,900		·價單第2D號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2D #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
15-08-2016	25-08-2016		第20座 第1區 Tower 20 Zone 1	76	D		\$60,983,600		-價單第2D號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2D #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-08-2016	26-08-2016		第21座 第3區 Tower 21 Zone 3	75	C		\$78,248,100		·價單第2D號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2D #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	
18-08-2016	30-08-2016		第21座 第3區 Tower 21 Zone 3	76	B		\$53,245,900		·價單第2D號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2D #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
18-08-2016	30-08-2016		第21座 第3區 Tower 21 Zone 3	76	C		\$83,125,400		-價單第2D號 (B2D)付款辦法 Payment Method (B2D) of Price List No.2D #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-08-2016	31-08-2016		第20座 第1區 Tower 20 Zone 1	76	C		\$67,127,900		-價單第2D號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2D #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-09-2016	03-10-2016		第20座 第1區 Tower 20 Zone 1	78	D		\$64,138,600		-價單第2E號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2E #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
26-09-2016	06-10-2016		第21座 第3區 Tower 21 Zone 3	77	C		\$81,728,000		-價單第2E號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2E #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
11-10-2016	24-10-2016		第20座 第1區 Tower 20 Zone 1	78	A		\$75,913,200		-價單第2E號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2E #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2016	14-11-2016		第20座 第1區 Tower 20 Zone 1	79	A		\$116,845,400			
			第20座 第1區 Tower 20 Zone 1	79	B					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2016	14-11-2016		第20座 第1區 Tower 20 Zone 1	78	C		\$72,153,100		-價單第2F號 (B2D)付款辦法 Payment Method (B2D) of Price List No.2F #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-11-2016	14-11-2016		第20座 第1區 Tower 20 Zone 1	79	D		\$67,251,700		-價單第2F號 (A2D)付款辦法 Payment Method (A2D) of Price List No.2F #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-01-2017	03-02-2017		第20座 第1區 Tower 20 Zone 1	79	C		\$71,587,100		-價單第2G號 (A2G)付款辦法 Payment Method (A2G) of Price List No.2G #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
09-03-2017	21-03-2017		第21座 第3區 Tower 21 Zone 3	77	B		\$53,407,200		-價單第2H號 (A2G)付款辦法 Payment Method (A2G) of Price List No.2H #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-03-2017	28-03-2017		第20座 第1區 Tower 20 Zone 1	80	A		\$123,967,200			
			第20座 第1區 Tower 20 Zone 1	80	B					

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
15-04-2017	27-04-2017		第20座 第1區 Tower 20 Zone 1	80	D		\$70,829,400		-價單第2H號 (A2G)付款辦法 Payment Method (A2G) of Price List No.2H #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
15-05-2017	25-05-2017		第20座 第1區 Tower 20 Zone 1	81	A		\$88,804,300		-價單第2I號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2I #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
19-05-2017	01-06-2017		第20座 第1區 Tower 20 Zone 1	81	B		\$41,555,300		-價單第2I號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2I #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
11-07-2017	21-07-2017		第20座 第1區 Tower 20 Zone 1	80	C		\$75,951,000		-價單第2I號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2I #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
21-08-2017	01-09-2017		第20座 第1區 Tower 20 Zone 1	78	B		\$35,523,800		-價單第2I號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2I #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-09-2017	27-09-2017		第20座 第1區 Tower 20 Zone 1	81	C		\$82,587,900		-價單第2I號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2I #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
24-09-2017	06-10-2017		第20座 第1區 Tower 20 Zone 1	76	B		\$33,776,100		-價單第2I號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2I #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
02-10-2017	13-10-2017		第20座 第1區 Tower 20 Zone 1	82	A		\$94,730,200		-價單第2J號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2J #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
15-11-2017	27-11-2017		第20座 第1區 Tower 20 Zone 1	81	D		\$74,399,600		·價單第2J號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2J #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
15-03-2018	27-03-2018		第20座 第1區 Tower 20 Zone 1	82	D		\$79,255,400		-價單第2J號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2J #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
30-03-2018	13-04-2018		第20座 第1區 Tower 20 Zone 1	82	C		\$85,195,400		-價單第2J號 (A2I)付款辦法 Payment Method (A2I) of Price List No.2J #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-04-2018	26-04-2018		第20座 第1區 Tower 20 Zone 1	83	A		\$100,736,200		-價單第2K號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2K #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
16-04-2018	26-04-2018		第20座 第1區 Tower 20 Zone 1	83	C		\$93,684,500		·價單第2K號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2K #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	
16-04-2018	26-04-2018		第20座 第1區 Tower 20 Zone 1	83	D		\$87,043,300		·價單第2K號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2K #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
07-05-2018	17-05-2018		第20座 第1區 Tower 20 Zone 1	85	A		\$110,662,600		-價單第2L號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2L #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
18-05-2018	31-05-2018		第20座 第1區 Tower 20 Zone 1	85	D		\$92,297,000		-價單第2L號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2L #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
31-05-2018	12-06-2018		第20座 第1區 Tower 20 Zone 1	85	C		\$105,180,200		-價單第2L號 (B2K)付款辦法 Payment Method (B2K) of Price List No.2L #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
30-07-2018	09-08-2018		第20座 第1區 Tower 20 Zone 1	82	B		\$45,838,500		·價單第2M號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2M #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	
30-07-2018	09-08-2018		第20座 第1區 Tower 20 Zone 1	72	C		\$94,662,700		·價單第2M號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2M #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
22-08-2018	03-09-2018		第20座 第1區 Tower 20 Zone 1	83	B		\$48,745,900		-價單第2M號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2M #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
04-09-2018	14-09-2018		第20座 第1區 Tower 20 Zone 1	72	A		\$100,547,900		-價單第2M號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2M #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
04-09-2018	14-09-2018		第20座 第1區 Tower 20 Zone 1	72	B		\$47,630,800		-價單第2M號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2M #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
17-09-2018	28-09-2018		第20座 第1區 Tower 20 Zone 1	77	A		\$108,985,200		·價單第2N號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2N #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	
17-09-2018	28-09-2018		第20座 第1區 Tower 20 Zone 1	77	B		\$51,000,000		·價單第2N號 (A2K)付款辦法 Payment Method (A2K) of Price List No.2N #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	



(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
17-09-2018	28-09-2018		第21座 第3區 Tower 21 Zone 3	78	C		\$123,339,300		-價單第2N號 (B2K)付款辦法 Payment Method (B2K) of Price List No.2N #見備註/See Remarks 7 540日靈活付款計劃 540 Days Flexible Payment Plan ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「置業售價折扣」- 可獲3% 售價折扣 優惠 "Home Purchase Price Discount"- A 3% discount on the Price is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「提前成交現金回贈」條款 "Early Completion Cash Rebate" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included • #(在18-10-2019修訂)(revised on 18-10- 2019)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
28-11-2018	05-12-2018		第20座 第1區 Tower 20 Zone 1	75	A		\$106,605,500		·價單第20號 (A2K)付款辦法 Payment Method (A2K) of Price List No.20 #見備註/See Remarks 7 188日付款計劃 188 Days Payment Plan ·包含「付款計劃優惠」- 可獲5% 售價折扣 優惠 "Payment Plan Benefit"- A 5% discount on the Price is included ·包含「新地會會員售價折扣優惠」- 可獲 3% 售價折扣優惠 "Price Discount Offer for SHKP Club Member"- A 3% discount on the Price is included ·包含「家居設計及裝修折扣優惠」- 可獲 1% 售價折扣優惠 "Home Design and Decoration Discount Benefit"- A 1% discount on the Price is included ·包含「印花稅優惠」條款 "Stamp Duty Offer(s)" is included ·包含「備用按揭貸款」條款 "Standby Mortgage Loan" is included ·包含「首3年保養優惠」條款 "First 3 Years Maintenance Offer" is included ·包含「住戶停車位優惠」條款 "Offer of Residential Car Parking Space(s)" is included · #在18-10-2019修訂)(revised on 18-10- 2019)	
09-06-2021	17-06-2021		第20座 第2區 Tower 20 Zone 2	12	A	8083	\$201,000,000		360 日付款計劃 (TB2) 360 days Payment Plan (TB2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(d) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii) ·見備註/See Remarks 7.1(f)(xi)	
14-07-2021	19-07-2021		第20座 第1區 Tower 20 Zone 1	85	B		\$51,783,600		·價單第2Q號 (D1)付款辦法 Payment Method (D1) of Price List No.2Q 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(i) 見備註/See Remarks 7.1(c)(i)(a) ·見備註/See Remarks 7.1(c)(i)(d) ·見備註/See Remarks 7.1(c)(i)(e) ·見備註/See Remarks 7.1(c)(i)(f) ·見備註/See Remarks 7.1(e)(i)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
05-08-2021	09-08-2021		第20座 第1區 Tower 20 Zone 1	77	C	8017	\$100,585,600		180 日付款計劃 (TA2) 180 days Payment Plan (TA2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(c) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
09-09-2021	15-09-2021		第21座 第3區 Tower 21 Zone 3	79	C	8193	\$130,730,400		360 日付款計劃 (TB2) 360 days Payment Plan (TB2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(d) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii) ·見備註/See Remarks 7.1(f)(x)	
03-08-2022	09-08-2022		第20座 第1區 Tower 20 Zone 1	86	A	8062	\$121,442,000		180 日付款計劃 (TA2) 180 days Payment Plan (TA2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(c) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
23-12-2022	04-01-2023		第21座 第3區 Tower 21 Zone 3	79	D		\$55,000,000		180 日付款計劃 (TA2) 180 days Payment Plan (TA2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(c) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
14-02-2023	21-02-2023		第20座 第1區 Tower 20 Zone 1	87	A	8195	\$131,901,200		360 日付款計劃 (TB2) 360 days Payment Plan (TB2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(d) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
10-03-2023	17-03-2023		第20座 第2區 Tower 20 Zone 2	12	B	8087	\$75,205,000		180 日付款計劃 (TA2) 180 days Payment Plan (TA2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(c) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
21-03-2023	24-03-2023		第20座 第1區 Tower 20 Zone 1	88	A	8186	\$141,955,913		180 日付款計劃 (TA2) 180 days Payment Plan (TA2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(c) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)  Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額  Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款  Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
28-04-2023	05-05-2023		第21座 第3區 Tower 21 Zone 3	80	D		\$58,800,000		180 日付款計劃 (TA2) 180 days Payment Plan (TA2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(c) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
03-05-2023	09-05-2023		第20座 第1區 Tower 20 Zone 1	72	D		\$84,894,400		·價單第2R號 (D1)付款辦法 Payment Method (D1) of Price List No.2R 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(i) 見備註/See Remarks 7.1(c)(i)(a) ·見備註/See Remarks 7.1(c)(i)(d) ·見備註/See Remarks 7.1(c)(i)(e) ·見備註/See Remarks 7.1(c)(i)(f) ·見備註/See Remarks 7.1(e)(i) ·見備註/See Remarks 7.1(f)(iii)	
21-05-2023	29-05-2023		第20座 第1區 Tower 20 Zone 1	77	D		\$87,890,800		·價單第2R號 (D1)付款辦法 Payment Method (D1) of Price List No.2R 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(i) 見備註/See Remarks 7.1(c)(i)(a) ·見備註/See Remarks 7.1(c)(i)(d) ·見備註/See Remarks 7.1(c)(i)(e) ·見備註/See Remarks 7.1(c)(i)(f) ·見備註/See Remarks 7.1(e)(i) ·見備註/See Remarks 7.1(f)(iii)	
30-08-2023	06-09-2023		第21座 第3區 Tower 21 Zone 3	78	B		\$60,280,000		180 日付款計劃 (TA2) 180 days Payment Plan (TA2) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(c) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
21-11-2023	24-11-2023		第21座 第3區 Tower 21 Zone 3	81	B	8207	\$156,888,000		180 日付款計劃 (TA3) 180 days Payment Plan (TA3) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(e) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii) ·見備註/See Remarks 7.1(f)(xii)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
28-11-2023	05-12-2023		第20座 第1區 Tower 20 Zone 1	75	C		\$94,534,000		·價單第2S號 (E1)付款辦法 Payment Method (E1) of Price List No.2S 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(i) 見備註/See Remarks 7.1(c)(i)(b) ·見備註/See Remarks 7.1(c)(i)(d) ·見備註/See Remarks 7.1(c)(i)(e) ·見備註/See Remarks 7.1(c)(i)(f) ·見備註/See Remarks 7.1(d)(i) ·見備註/See Remarks 7.1(e)(i) ·見備註/See Remarks 7.1(f)(iii)	
01-03-2024	08-03-2024		第21座 第3區 Tower 21 Zone 3	80	B		\$64,118,700		360 日付款計劃 (TB4) 360 days Payment Plan (TB4) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(h) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
01-03-2024	08-03-2024		第21座 第3區 Tower 21 Zone 3	79	B		\$62,943,400		360 日付款計劃 (TB4) 360 days Payment Plan (TB4) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(h) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii) ·見備註/See Remarks 7.1(f)(xii)	
27-09-2024	07-10-2024		第21座 第1區 Tower 21 Zone 1	89	A	8203	\$137,360,000		180 日付款計劃 (TA4) 180 days Payment Plan (TA4) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(g) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
23-01-2025	04-02-2025		第21座 第1區 Tower 21 Zone 1	90	A	8202	\$152,813,000		180 日付款計劃 (TA4) 180 days Payment Plan (TA4) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(g) ·見備註/See Remarks 7.1(d)(iii) ·見備註/See Remarks 7.1(e)(ii)	
02-04-2025	09-04-2025		第20座 第1區 Tower 20 Zone 1	89	A		\$149,544,166		180 日付款計劃 (TA4) 180 days Payment Plan (TA4) 見備註/See Remarks 7.1(a) 見備註/See Remarks 7.1(b)(ii) ·見備註/See Remarks 7.1(c)(ii)(g) ·見備註/See Remarks 7.1(d)(iv) ·見備註/See Remarks 7.1(e)(ii) ·見備註/See Remarks 7.1(f)(xiii)	

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

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

- (a) where that vendor is a corporation, the person is –  
(i) a director of that vendor, or a parent, spouse or child of such a director;  
(ii) a manager of that vendor;  
(iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;  
(iv) an associate corporation or holding company of that vendor;  
(v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or  
(vi) a manager of such an associate corporation or holding company;
- (b) where that vendor is an individual, the person is –  
(i) a parent, spouse or child of that vendor; or  
(ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that vendor is a partnership, the person is –  
(i) a partner of that vendor, or a parent, spouse or child of such a partner; or  
(ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.
7. (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。  
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 【售價】指相關價單第二部份中所列之住宅物業的售價，而【相關價單】指有關住宅物業的價單。有關臨時買賣合約中訂明的住宅物業的實際售價，請參閱第二部份(E)欄列出的【成交金額】。  
"Price" means the price of the residential property set out in Part 2 of the price list concerned, and "price list concerned" means the price list in relation to the residential property concerned. For the actual price of the residential property stated in the PASP, please refer to the "Transaction Price" stated in column (E) of Part 2.
- (c) 交易之臨時買賣合約的日期為2019年4月12日之前， 相關價單的詳細支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益，請見【附件一 - 價單的摘錄】內之相關支付條款及付款計劃優惠。  
For the transaction with Date of PASP before 12 April 2019, its detailed terms of payment including any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase of price list concerned, please see "Annex 1 - Extract of Price List".
- 7.1 (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。  
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 於本備註7.1內，【售價】指相關價單第二部份中所列之住宅物業的售價，而【相關價單】指有關住宅物業的價單。有關臨時買賣合約中訂明的住宅物業的實際售價，請參閱第二部份(E)欄列出的【成交金額】。  
In this Remark 7.1, "Price" means the price of the residential property set out in Part 2 of the price list concerned, and "price list concerned" means the price list in relation to the residential property concerned. For the actual price of the residential property stated in the PASP, please refer to the "Transaction Price" stated in column (E) of Part 2.
- (i) 相關價單的詳細支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益，請見【附件一 - 價單的摘錄】  
For the detailed terms of payment including any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase of price list concerned, please see "Annex 1 - Extract of Price List"
- (ii) 相關招標文件的詳細支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益，請見【附件二 - 招標文件的摘錄】  
For the detailed terms of payment including any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase of tender document concerned, please see "Annex 2 - Extract of Tender Document"
- (c) 支付條款及付款計劃優惠  
Terms of Payment and Payment Plan Benefit
- (i) 支付條款 (相關價單中支付條款及付款計劃優惠)

The Terms of Payment (Terms of Payment and Payment Plan Benefit under the price list concerned)

(a)「90日付款計劃」 - 可獲2%售價折扣優惠

'90 Days Payment Plan' - A 2% discount on the Price

• 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約

• A preliminary deposit equivalent to 5% of the purchase price ( “preliminary deposit” ) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase

•樓價 95%(樓價餘額)於簽署臨時買賣合約的日期後 90 日內繳付

• 95% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase

(b)「180 日付款計劃」 - 可獲 1%售價折扣優惠

'180 Days Payment Plan' - A 1% discount on the price

• 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約

• A preliminary deposit equivalent to 5% of the purchase price ( “preliminary deposit” ) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase

•加付訂金即樓價 5%於簽署臨時買賣合約的日期後 90 日內繳付

• A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase

•樓價 90%(樓價餘額)於簽署臨時買賣合約的日期後 180 日內繳付

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

(c)「360日付款計劃」 - 照售價

'360 Days Payment Plan' - in accordance with the Price

• 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約

• A preliminary deposit equivalent to 5% of the purchase price ( “preliminary deposit” ) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase

•加付訂金即樓價 5%於簽署臨時買賣合約的日期後 90 日內繳付

• A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase

•樓價 5%於簽署臨時買賣合約的日期後 180 日內繳付

• 5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase

•樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 360 日內繳付

• 85% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase

(d)「置業售價折扣」 - 可獲2%售價折扣優惠

Home Purchase Price Discount' - A 2% discount on the Price

(e)「特別折扣」 - 可獲7%售價折扣優惠

'Special Discount' - A 7% discount on the Price

(f)「新地會會員售價折扣優惠」 - 買方為新地會會員，可獲1%售價折扣優惠

'Price Discount Offer for SHKP Club Member' - A 1% discount on the Price for Purchaser who is SHKP Club member

(ii) 支付條款（只適用於以投標方式購買的物業）

The Terms of Payment (Applicable for properties purchased by way of tender only)

(a)「180 日付款計劃 (TA1)」

'180 days Payment Plan (TA1)'

• 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付

• A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)

•加付訂金即樓價 5%於接納書的日期後 30 內繳付

• A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance

•樓價 5%（部份樓價）於接納書的日期後 90 內繳付

• 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance

•樓價 85%（樓價餘額）於接納書的日期後 180 內繳付

• 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance

(b)「360 日付款計劃 (TB1)」

'360 days Payment Plan (TB1)'

• 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付

• A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)

•加付訂金即樓價 5%於接納書的日期後 90 內繳付

• A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance

•樓價 5%（部份樓價）於接納書的日期後 180 內繳付

• 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance

•樓價 85%（樓價餘額）於接納書的日期後 360 內繳付

• 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance

(c)「180 日付款計劃 (TA2)」

'180 days Payment Plan (TA2)'

• 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付

• A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)

•加付訂金即樓價 5%於接納書的日期後 30 內繳付

• A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance

•樓價 5%（部份樓價）於接納書的日期後 90 內繳付

• 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance

•樓價 85%（樓價餘額）於接納書的日期後 180 內繳付

• 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance

(d)「360 日付款計劃 (TB2)」

'360 days Payment Plan (TB2)'

- 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付
  - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 加付訂金即樓價 5%於接納書的日期後 90 內繳付
  - A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance
- 樓價 5%（部份樓價）於接納書的日期後 180 內繳付
  - 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance
- 樓價 85%（樓價餘額）於接納書的日期後 360 內繳付
  - 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance

(e)「180 日付款計劃 (TA3)」

- '180 days Payment Plan (TA3)'
- 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付
  - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 加付訂金即樓價 5%於接納書的日期後 30 內繳付
  - A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
- 樓價 5%（部份樓價）於接納書的日期後 90 內繳付
  - 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance
- 樓價 85%（樓價餘額）於接納書的日期後 180 內繳付
  - 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance

(f)「360 日付款計劃 (TB3)」

- '360 days Payment Plan (TB3)'
- 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付
  - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 加付訂金即樓價 5%於接納書的日期後 90 內繳付
  - A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance
- 樓價 5%（部份樓價）於接納書的日期後 180 內繳付
  - 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance
- 樓價 85%（樓價餘額）於接納書的日期後 360 內繳付
  - 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance

(g)「180 日付款計劃 (TA4)」

- '180 days Payment Plan (TA4)'
- 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付
  - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 加付訂金即樓價 5%於接納書的日期後 30 內繳付
  - A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
- 樓價 5%（部份樓價）於接納書的日期後 90 內繳付
  - 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance
- 樓價 85%（樓價餘額）於接納書的日期後 180 內繳付
  - 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance

(h)「360 日付款計劃 (TB4)」

- '360 days Payment Plan (TB4)'
- 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付
  - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 加付訂金即樓價 5%於接納書的日期後 90 內繳付
  - A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance
- 樓價 5%（部份樓價）於接納書的日期後 180 內繳付
  - 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance
- 樓價 85%（樓價餘額）於接納書的日期後 360 內繳付
  - 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance

(d) 可就購買該期數中的指明住宅物業而連帶獲得的財務優惠

Financial advantages to be made available in connection with the purchase of a specified residential property in the Phase

- (i)「貸款優惠」 - 包括『「備用第一按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「備用第二按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「King’ s Key Plus」(只適用於個人名義買方)及「延續貸款」 (只適用於個人名義買方)(買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費)』(請見『附件一 - 價單的摘錄』) 'Loan Benefit' - Including "'Standby First Mortgage Loan'(only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan)" OR "'Standby Second Mortgage Loan'(only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan)" OR "'King’ s Key Plus' (applicable only to the Purchaser(s) who is/are individual(s)) AND 'Extended Loan' (applicable only to the Purchaser(s) who is/are individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan)" (Please see "Annex 1 - Extract of Price List")
- (ii)「貸款優惠」 - 包括『「備用第一按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「備用第二按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「King’ s Key Plus」(只適用於個人名義買方)及「延續貸款」 (只適用於個人名義買方)(買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費)』(請見『附件二 - 招標文件的摘錄』) 'Loan Benefit' - Including "'Standby First Mortgage Loan'(only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan)" OR "'Standby Second Mortgage Loan'(only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan)" OR "'King’ s Key Plus' (only applicable to the Purchaser(s) who is/are individual(s)) AND 'Extended Loan' (applicable only to the Purchaser(s) who is/are individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan)" (Please see "Annex 2 - Extract of Tender Document")
- (iii)「貸款優惠」 - 包括『「備用第一按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「備用第二按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「King’ s Key」(只適用於個人名義買方)及「延續貸款」 (只適用於個人名義買方)(買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費)』(請見『附件二 - 招標文件的摘錄』) 'Loan Benefit' - Including "'Standby First Mortgage Loan'(only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First



- Mortgage Loan)" OR "Standby Second Mortgage Loan'(only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan)" OR " 'King’ s Key' (only applicable to the Purchaser who is an individual) AND 'Extended Loan' (applicable only to the Purchaser who is an individual)(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan)" (Please see "Annex 2 - Extract of Tender Document")

(iv)「貸款優惠」 - 包括『「備用第一按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「備用第二按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費)』或『「King’ s Key」(只適用於個人名義買方)及「延續貸款」 (只適用於個人名義買方)(買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費)』(請見『附件二 - 招標文件的摘錄』) 'Loan Benefit' - Including "Standby First Mortgage Loan'(only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan)" OR "Standby Second Mortgage Loan'(only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan)" OR " 'King’ s Key' (only applicable to the Purchaser who is an individual) AND 'Extended Loan' (applicable only to the Purchaser who is an individual)(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan)" (Please see "Annex 2 - Extract of Tender Document")
- (e) 可就購買該期數中的指明住宅物業而連帶獲得的利益  
Benefit to be made available in connection with the purchase of a specified residential property in the Phase  
(i)「首 3 年保修優惠」(請見『附件一 - 價單的摘錄』) 'First 3 Years Warranty Offer' (Please see "Annex 1 - Extract of Price List")  
(ii)「首 3 年保修優惠」(請見『附件二 - 招標文件的摘錄』) 'First 3 Years Warranty Offer' (Please see "Annex 2 - Extract of Tender Document")

(f) 可就購買該期數中的指明住宅物業而連帶獲得的贈品  
Gift to be made available in connection with the purchase of a specified residential property in the Phase  
(i)「住宅停車位優惠」- 買方將獲發展商邀請購買該期數的指定住戶停車位認購一個 (請見『附件一 - 價單的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser will be invited by the Developer to purchase the designated residential car parking space of the Phase (Please see "Annex 1 - Extract of Price List")  
(ii)「住宅停車位優惠」- 相關買方將獲認購由發展商決定之該期數的一個住戶停車位的權利 (請見『附件一 - 價單的摘錄』) 'Offer of Residential Car Parking Space(s)' - The relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer (Please see "Annex 1 - Extract of Price List")  
(iii)「住宅停車位優惠」- 買方獲一次參與抽籤的機會以選購由發展商決定之該期數的一個住戶停車位 (請見『附件一 - 價單的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser has one chance to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer (Please see "Annex 1 - Extract of Price List")  
(iv)「送贈廚櫃優惠」- 買方可免費獲贈將於該住宅物業內安裝之廚櫃 (請見『附件一 - 價單的摘錄』) 'Free Kitchen Cabinet Offer' - The Purchaser will be provided with the kitchen cabinet to be installed at the residential property free of charge (Please see "Annex 1 - Extract of Price List")  
(v)「傢俱和物件優惠」- 買方可免費獲贈於住宅物業現有展示及安放之傢俱和物件 (請見『附件二 - 招標文件的摘錄』) 'Furniture and Chattels Offer' - The Purchaser will be given the furniture and chattels currently displayed and placed at the residential property free of charge (Please see "Annex 2 - Extract of Tender Document")  
(vi)「住宅停車位優惠」- 買方可享有認購由如此聘用之人決定的該期數不多於兩個住戶停車位的權利 (請見『附件二 - 招標文件的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged (Please see "Annex 2 - Extract of Tender Document")  
(vii)「住宅停車位優惠」- 買方可享有認購由如此聘用之人決定的該期數的一個住戶停車位的權利 (請見『附件二 - 招標文件的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Person so Engaged (Please see "Annex 2 - Extract of Tender Document")  
(viii)「住宅停車位優惠」- 買方獲一次參與抽籤的機會以選購由如此聘用之人決定的該期數的一個住戶停車位 (請見『附件二 - 招標文件的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser has one chance to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged (Please see "Annex 2 - Extract of Tender Document")  
(ix)「送贈廚櫃優惠」- 買方可免費獲贈將於該住宅物業內安裝之廚櫃 (請見『附件二 - 招標文件的摘錄』) 'Free Kitchen Cabinet Offer' - The Purchaser will be given the kitchen cabinet currently displayed and placed at the residential property free of charge (Please see "Annex 2 - Extract of Tender Document")  
(x)「傢俱和物件優惠」- 買方可免費獲贈對應之住宅物業現有展示及安放之傢俱和物件 (請見『附件二 - 招標文件的摘錄』) 'Furniture and Chattels Offer' - The Purchaser will be given the corresponding furniture and chattels currently displayed and placed at the residential property free of charge (Please see "Annex 2 - Extract of Tender Document")  
(xi)「住宅停車位優惠」- 購買列於以下表內的住宅物業之買方，應連同對應之該期數之指定住戶停車位一併購買 (請見『附件二 - 招標文件的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser of a residential property set out in the table below shall purchase the corresponding designated residential car parking space of the Phase together (Please see "Annex 2 - Extract of Tender Document")

Tower座數	Zone區	Floor樓層	Flat單位	Designated residential car parking space指定住戶停車位
Tower 20第20座	Zone 2第2區	12/F12樓	A	Car parking Space No. 80838083號車位
Tower 20第20座	Zone 2第2區	12/F12樓	B	Car parking Space No. 80858085號車位

  
(xii)「住宅停車位優惠」- 買方可享有認購由如此聘用之人決定的該期數不多於一個住戶停車位的權利 (請見『附件二 - 招標文件的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser will be offered an option to purchase not more than one(1) residential car parking space of the Phase as determined by the Person so Engaged (Please see "Annex 2 - Extract of Tender Document")  
(xiii)「住宅停車位優惠」- 買方可享有認購由如此聘用之人決定的該期數之住戶停車位的權利 (請見『附件二 - 招標文件的摘錄』) 'Offer of Residential Car Parking Space(s)' - The Purchaser will be offered an option to purchase residential car parking space(s) of the Phase as determined by the Person so Engaged. (Please see "Annex 2 - Extract of Tender Document")
8. 下述互聯網可連結到此期數的價單: [www.thecullinan.com.hk](http://www.thecullinan.com.hk)  
The price list(s) of the Phase can be found in the following website : [www.thecullinan.com.hk](http://www.thecullinan.com.hk)

更新日期及時間:11:08 PM,10-04-2025  
(日-月-年)

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

## 附件一 - 價單的摘錄

### **Annex 1 - Extract of Price List**

**第三部份：其他資料****Part 3: Other Information**

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。

Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii)

擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

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

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

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

(4)(AA) 靈活付款計劃

Flexible Payment Plan

註:在第(4)(AA)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AA), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後45日內繳付。

5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價80%(樓價餘額)於簽署臨時買賣合約的日期後780日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 780 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AA)(iii)4 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AA)(iii)4 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AA)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AA)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AA)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AA):

1. 提前成交現金回贈

Early Completion Cash Rebate

如選擇第(4)(AA)段所述付款計劃之買方提前於買賣合約訂明的交易日之前完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(AA) and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate offered by the Developer according to the table below.

# 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後的150日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價9% 9% of the purchase price
簽署臨時買賣合約的日期後的151日至270日期間內 Within the period from 151 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價7.5% 7.5% of the purchase price
簽署臨時買賣合約的日期後的271日至390日期間內 Within the period from 271 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後的391日至510日期間內 Within the period from 391 days to 510 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4.5% 4.5% of the purchase price
簽署臨時買賣合約的日期後的511日至630日期間內 Within the period from 511 days to 630 days after the date of signing of the preliminary agreement for sale and purchase.	樓價3% 3% of the purchase price

## 備註 Remarks:

(a) 買方須於完成住宅物業的買賣交易後14日內，以書面向發展商提出申請提前成交現金回贈。發展商會於收到通知並確認有關資料無誤後的45日內將提前成交現金回贈付予買方。

Within 14 days after the date of completion of the sale and purchase, the Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate. The Developer will pay the Early Completion Cash Rebate to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(b) 完成買賣交易日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈列表中訂明的完成買賣交易的期限不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該期限定為下一個工作日。

The date of completion of the sale and purchase shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last date of the period as set out in the Early Completion Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

(c) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則提前成交現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(AA)(iii)3 for details), then the Early Completion Cash Rebate will first be paid to the said Developer's designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance

(if any) will be paid to the Purchaser.

## 2. 特別現金回贈 Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(c) 如買方已從指定財務機構獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則特別現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the designated financing company (please see paragraph (4)(AA)(iii)3 for details), then the Special Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser.

### 3. 過渡性貸款

#### Transitional Loan

凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款的最高金額為就買賣合約應付印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%，過渡性貸款的到期日為實際完成住宅物業買賣交易日後的45日，或買賣合約訂明的交易日後的45日，以較早者為準。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The maximum amount of the Transitional Loan is 70% of the amount of the stamp duty (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) payable on the agreement for sale and purchase. The maturity date of the Transitional Loan is 45 days after the actual date of completion of the sale and purchase of the residential property, or 45 days after the date of completion specified in the agreement for sale and purchase, whichever is earlier. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, all interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

### 4. 首24個月香港銀行同業拆息第二按揭貸款 (『第二按揭貸款』)

#### First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向指定財務機構申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.



(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AA)(iii)4段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AA)(iii)4 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

## 5. 車位優惠

### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AA)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AA)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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

(4)(AD) 900日付款計劃  
900 Days Payment Plan

註: 在第(4)(AD)段中, 『售價』指本價單第二部份中所列之住宅物業的售價, 而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AD), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時, 買方須繳付相等於樓價的5%作為臨時訂金, 請帶備港幣\$300,000銀行本票以支付部份臨時訂金, 抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』) 於簽署臨時買賣合約時繳付, 買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後300日內繳付。

5% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價5%於簽署臨時買賣合約的日期後390日內繳付。

5% of the purchase price shall be paid within 390 days after the date of signing of the preliminary agreement for sale and purchase.

6. 樓價75% (樓價餘額)於簽署臨時買賣合約的日期後900日內繳付。

75% of the purchase price (balance of purchase price) shall be paid within 900 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AD)(iii)2 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AD)(iii)2 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(AD)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AD)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AD)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(AD):

1. 特別現金回贈

Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered

by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer's stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

## 2. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』)

First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向發展商的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the Developer's designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AD)(iii)2段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AD)(iii)2 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

### 3. 車位優惠

#### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AD)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AD)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.



3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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

第三部份：其他資料

Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。

Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii)

擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

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

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

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

(4)(AA) 靈活付款計劃

Flexible Payment Plan

註:在第(4)(AA)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AA), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後45日內繳付。

5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價80%(樓價餘額)於簽署臨時買賣合約的日期後780日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 780 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AA)(iii)4 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AA)(iii)4 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AA)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AA)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AA)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AA):

1. 提前成交現金回贈

Early Completion Cash Rebate

如選擇第(4)(AA)段所述付款計劃之買方提前於買賣合約訂明的交易日之前完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(AA) and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後的150日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價9% 9% of the purchase price
簽署臨時買賣合約的日期後的151日至270日期間內 Within the period from 151 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價7.5% 7.5% of the purchase price
簽署臨時買賣合約的日期後的271日至390日期間內 Within the period from 271 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後的391日至510日期間內 Within the period from 391 days to 510 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4.5% 4.5% of the purchase price
簽署臨時買賣合約的日期後的511日至630日期間內 Within the period from 511 days to 630 days after the date of signing of the preliminary agreement for sale and purchase.	樓價3% 3% of the purchase price

備註 Remarks:

(a) 買方須於完成住宅物業的買賣交易後14日內，以書面向發展商提出申請提前成交現金回贈。發展商會於收到通知並確認有關資料無誤後的45日內將提前成交現金回贈付予買方。

Within 14 days after the date of completion of the sale and purchase, the Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate. The Developer will pay the Early Completion Cash Rebate to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(b) 完成買賣交易日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈列表中訂明的完成買賣交易的期限不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該期限定為下一個工作日。

The date of completion of the sale and purchase shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last date of the period as set out in the Early Completion Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

(c) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則提前成交現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(AA)(iii)3 for details), then the Early Completion Cash Rebate will first be paid to the said Developer's designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance

(if any) will be paid to the Purchaser.

## 2. 特別現金回贈

### Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(c) 如買方已從指定財務機構獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則特別現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the designated financing company (please see paragraph (4)(AA)(iii)3 for details), then the Special Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser.

### 3. 過渡性貸款

#### Transitional Loan

凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款的最高金額為就買賣合約應付印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%，過渡性貸款的到期日為實際完成住宅物業買賣交易日後的45日，或買賣合約訂明的交易日後的45日，以較早者為準。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The maximum amount of the Transitional Loan is 70% of the amount of the stamp duty (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) payable on the agreement for sale and purchase. The maturity date of the Transitional Loan is 45 days after the actual date of completion of the sale and purchase of the residential property, or 45 days after the date of completion specified in the agreement for sale and purchase, whichever is earlier. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, all interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

### 4. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』)

#### First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向指定財務機構申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AA)(iii)4段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AA)(iii)4 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.



## 5. 車位優惠

### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AA)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AA)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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

(4)(AD) 900日付款計劃  
900 Days Payment Plan

註: 在第(4)(AD)段中, 『售價』指本價單第二部份中所列之住宅物業的售價, 而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AD), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時, 買方須繳付相等於樓價的5%作為臨時訂金, 請帶備港幣\$300,000銀行本票以支付部份臨時訂金, 抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』) 於簽署臨時買賣合約時繳付, 買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後300日內繳付。

5% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價5%於簽署臨時買賣合約的日期後390日內繳付。

5% of the purchase price shall be paid within 390 days after the date of signing of the preliminary agreement for sale and purchase.

6. 樓價75% (樓價餘額)於簽署臨時買賣合約的日期後900日內繳付。

75% of the purchase price (balance of purchase price) shall be paid within 900 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AD)(iii)2 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AD)(iii)2 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(AD)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AD)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AD)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(AD):

1. 特別現金回贈

Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered

by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer's stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

## 2. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』)

First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向發展商的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the Developer's designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AD)(iii)2段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AD)(iii)2 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

### 3. 車位優惠

#### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AD)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AD)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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





## 附件1.3 (適用於價單第1B號)

### Annex 1.3 (Applicable to Price List No. 1B)

#### 第三部份：其他資料

#### Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

#### 第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

#### 第53(3)條 / Section 53(3)

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

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

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

(4)(AA) 靈活付款計劃

**Flexible Payment Plan**

註:在第(4)(AA)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AA), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

**The Terms of Payment**

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後45日內繳付。

5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價80%(樓價餘額)於簽署臨時買賣合約的日期後780日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 780 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AA)(iii)4 段所述的第二按揭貸款，可獲2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AA)(iii)4 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AA)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AA)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AA)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AA):

1. 提前成交現金回贈

Early Completion Cash Rebate

如選擇第(4)(AA)段所述付款計劃之買方提前於買賣合約訂明的交易日之前完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(AA) and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate offered by the Developer according to the table below.

# 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後的150日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價9% 9% of the purchase price
簽署臨時買賣合約的日期後的151日至270日期間內 Within the period from 151 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價7.5% 7.5% of the purchase price
簽署臨時買賣合約的日期後的271日至390日期間內 Within the period from 271 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後的391日至510日期間內 Within the period from 391 days to 510 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4.5% 4.5% of the purchase price
簽署臨時買賣合約的日期後的511日至630日期間內 Within the period from 511 days to 630 days after the date of signing of the preliminary agreement for sale and purchase.	樓價3% 3% of the purchase price

## 備註 Remarks:

(a) 買方須於完成住宅物業的買賣交易後14日內，以書面向發展商提出申請提前成交現金回贈。發展商會於收到通知並確認有關資料無誤後的45日內將提前成交現金回贈付予買方。

Within 14 days after the date of completion of the sale and purchase, the Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate. The Developer will pay the Early Completion Cash Rebate to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(b) 完成買賣交易日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈列表中訂明的完成買賣交易的期限不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該期限定為下一個工作日。

The date of completion of the sale and purchase shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last date of the period as set out in the Early Completion Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

(c) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則提前成交現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(AA)(iii)3 for details), then the Early Completion Cash Rebate will first be paid to the said Developer's designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance

(if any) will be paid to the Purchaser.

## 2. 特別現金回贈 Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(c) 如買方已從指定財務機構獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則特別現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the designated financing company (please see paragraph (4)(AA)(iii)3 for details), then the Special Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser.

### 3. 過渡性貸款

#### Transitional Loan

凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款的最高金額為就買賣合約應付印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%，過渡性貸款的到期日為實際完成住宅物業買賣交易日後的45日，或買賣合約訂明的交易日後的45日，以較早者為準。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The maximum amount of the Transitional Loan is 70% of the amount of the stamp duty (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) payable on the agreement for sale and purchase. The maturity date of the Transitional Loan is 45 days after the actual date of completion of the sale and purchase of the residential property, or 45 days after the date of completion specified in the agreement for sale and purchase, whichever is earlier. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, all interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

### 4. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』)

#### First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向指定財務機構申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AA)(iii)4段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。

If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AA)(iii)4 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

## 5. 車位優惠

### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AA)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AA)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.



(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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



(4)(AD) 900日付款計劃  
900 Days Payment Plan

註: 在第(4)(AD)段中, 『售價』指本價單第二部份中所列之住宅物業的售價, 而 『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AD), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

**The Terms of Payment**

於簽署臨時買賣合約時, 買方須繳付相等於樓價的5%作為臨時訂金, 請帶備港幣\$300,000銀行本票以支付部份臨時訂金, 抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付, 買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後300日內繳付。

5% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價5%於簽署臨時買賣合約的日期後390日內繳付。

5% of the purchase price shall be paid within 390 days after the date of signing of the preliminary agreement for sale and purchase.

6. 樓價75% (樓價餘額)於簽署臨時買賣合約的日期後900日內繳付。

75% of the purchase price (balance of purchase price) shall be paid within 900 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AD)(iii)2 段所述的第二按揭貸款，可獲2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AD)(iii)2 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(AD)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AD)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AD)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(AD):

1. 特別現金回贈

Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered

by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer's stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

## 2. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』)

First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向發展商的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the Developer's designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加 1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AD)(iii)2段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。

If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AD)(iii)2 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

### 3. 車位優惠

#### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AD)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AD)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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



第三部份：其他資料

Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第53(3)條 / Section 53(3)

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

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

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

## 附件1.4 (適用於價單第1C號)

### Annex 1.4 (Applicable to Price List No. 1C)

Price List No. 1C





(4)(AA) 靈活付款計劃  
Flexible Payment Plan

註:在第(4)(AA)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AA), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

**The Terms of Payment**

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後45日內繳付。

5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價80%(樓價餘額)於簽署臨時買賣合約的日期後780日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 780 days after the date of signing of the preliminary agreement for sale and purchase.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AA)(iii)4 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AA)(iii)4 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AA)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AA)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益：

In addition to the discount on the price mentioned in paragraph (4)(AA)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AA):

1. 提前成交現金回贈

Early Completion Cash Rebate

如選擇第(4)(AA)段所述付款計劃之買方提前於買賣合約訂明的交易日之前完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(AA) and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後的150日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價9% 9% of the purchase price
簽署臨時買賣合約的日期後的151日至270日期間內 Within the period from 151 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價7.5% 7.5% of the purchase price
簽署臨時買賣合約的日期後的271日至390日期間內 Within the period from 271 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後的391日至510日期間內 Within the period from 391 days to 510 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4.5% 4.5% of the purchase price
簽署臨時買賣合約的日期後的511日至630日期間內 Within the period from 511 days to 630 days after the date of signing of the preliminary agreement for sale and purchase.	樓價3% 3% of the purchase price

備註 Remarks:

(a) 買方須於完成住宅物業的買賣交易後14日內，以書面向發展商提出申請提前成交現金回贈。發展商會於收到通知並確認有關資料無誤後的45日內將提前成交現金回贈付予買方。

Within 14 days after the date of completion of the sale and purchase, the Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate. The Developer will pay the Early Completion Cash Rebate to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(b) 完成買賣交易日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈列表中訂明的完成買賣交易的期限不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該期限定為下一個工作日。

The date of completion of the sale and purchase shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last date of the period as set out in the Early Completion Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

(c) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則提前成交現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(AA)(iii)3 for details), then the Early Completion Cash Rebate will first be paid to the said Developer's designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance

(if any) will be paid to the Purchaser.

2. 特別現金回贈

Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(c) 如買方已從指定財務機構獲得過渡性貸款(詳情請參閱第(4)(AA)(iii)3段)，則特別現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the designated financing company (please see paragraph (4)(AA)(iii)3 for details), then the Special Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser.

### 3. 過渡性貸款 Transitional Loan

凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款的最高金額為就買賣合約應付印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%，過渡性貸款的到期日為實際完成住宅物業買賣交易日後的45日，或買賣合約訂明的交易日後的45日，以較早者為準。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The maximum amount of the Transitional Loan is 70% of the amount of the stamp duty (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) payable on the agreement for sale and purchase. The maturity date of the Transitional Loan is 45 days after the actual date of completion of the sale and purchase of the residential property, or 45 days after the date of completion specified in the agreement for sale and purchase, whichever is earlier. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, all interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

### 4. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』) First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向指定財務機構申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AA)(iii)4段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AA)(iii)4 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

## 5. 車位優惠

### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AA)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AA)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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





(4)(AC) 第二按揭付款計劃 – 首12個月P-2.8%  
Second Mortgage Payment Plan – First 12 Months P-2.8%

註: 在第(4)(AC)段中, 『售價』指本價單第二部份中所列之住宅物業的售價, 而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AC), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the purchase price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時, 買方須繳付相等於樓價的5%作為臨時訂金, 請帶備港幣\$300,000銀行本票以支付部份臨時訂金, 抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』) 於簽署臨時買賣合約時繳付, 買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後150日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日, 買方如屬新地會會員, 可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員, 方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual



Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

## 2. 其他折扣 Other discount

如買方選擇第(4)(AC)段所述的付款計劃，可獲9%售價折扣優惠。

A 9% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(AC).

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AC)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AC)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品、財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AC)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AC):

### 1. 特別現金回贈 Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.



2. 首12個月P-2.8%第二按揭貸款(『第二按揭貸款』)

First 12 Months P-2.8% Second Mortgage Loan (“second mortgage loan”)

買方可向發展商的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首12個月之按揭利率為港元最優惠利率減2.8% p.a.，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Prime Rate minus 2.8% p.a.; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Hong Kong Dollar Prime Rate is quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser’s total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲

批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

### 3. 車位優惠

#### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註Note:

所有上述第(4)(AC)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AC)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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



(4)(AD) 900日付款計劃  
900 Days Payment Plan

註: 在第(4)(AD)段中, 『售價』指本價單第二部份中所列之住宅物業的售價, 而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AD), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

**The Terms of Payment**

於簽署臨時買賣合約時, 買方須繳付相等於樓價的5%作為臨時訂金, 請帶備港幣\$300,000銀行本票以支付部份臨時訂金, 抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』) 於簽署臨時買賣合約時繳付, 買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後300日內繳付。

5% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價5%於簽署臨時買賣合約的日期後390日內繳付。

5% of the purchase price shall be paid within 390 days after the date of signing of the preliminary agreement for sale and purchase.

6. 樓價75% (樓價餘額) 於簽署臨時買賣合約的日期後900日內繳付。

75% of the purchase price (balance of purchase price) shall be paid within 900 days after the date of signing of the preliminary agreement for sale and purchase.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AD)(iii)2 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AD)(iii)2 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(AD)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AD)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AD)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited

(“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(AD):

1. 特別現金回贈

Special Cash Rebate

(a) 凡於2013年10月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的70%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 October 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered

by the Developer equivalent to 70% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer's stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額70%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 70% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

2. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』)

First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向發展商的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the Developer's designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加 1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.



(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AD)(iii)2段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AD)(iii)2 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

### 3. 車位優惠

#### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。  
Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:  
所有上述第(4)(AD)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。  
All the above offers set out in paragraph (4)(AD)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅  
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.



3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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



## 附件1.5 (適用於價單第1D號)

### Annex 1.5 (Applicable to Price List No. 1D)

#### 第三部份：其他資料

#### Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。

Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

#### 第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

#### 第53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii)

擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

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

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

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

Price List No. 1D



(4)(AA1) 靈活付款計劃

Flexible Payment Plan

註:在第(4)(AA1)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AA1), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後45日內繳付。

5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價80%(樓價餘額)於簽署臨時買賣合約的日期後780日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 780 days after the date of signing of the preliminary agreement for sale and purchase.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AA1)(iii)4 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AA1)(iii)4 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AA1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AA1)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AA1)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AA1):

1. 提前成交現金回贈

Early Completion Cash Rebate

如選擇第(4)(AA1)段所述付款計劃之買方提前於買賣合約訂明的交易日之前完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(AA1) and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後的150日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價9% 9% of the purchase price
簽署臨時買賣合約的日期後的151日至270日期間內 Within the period from 151 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價7.5% 7.5% of the purchase price
簽署臨時買賣合約的日期後的271日至390日期間內 Within the period from 271 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後的391日至510日期間內 Within the period from 391 days to 510 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4.5% 4.5% of the purchase price
簽署臨時買賣合約的日期後的511日至630日期間內 Within the period from 511 days to 630 days after the date of signing of the preliminary agreement for sale and purchase.	樓價3% 3% of the purchase price

備註 Remarks:

(a) 買方須於完成住宅物業的買賣交易後14日內，以書面向發展商提出申請提前成交現金回贈。發展商會於收到通知並確認有關資料無誤後的45日內將提前成交現金回贈付予買方。

Within 14 days after the date of completion of the sale and purchase, the Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate. The Developer will pay the Early Completion Cash Rebate to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(b) 完成買賣交易日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈列表中訂明的完成買賣交易的期限不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該期限定為下一個工作日。

The date of completion of the sale and purchase shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last date of the period as set out in the Early Completion Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

(c) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(AA1)(iii)3段)，則提前成交現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(AA1)(iii)3 for details), then the Early Completion Cash Rebate will first be paid to the said Developer's designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance



(if any) will be paid to the Purchaser.

## 2. 特別現金回贈

### Special Cash Rebate

(a) 凡於2013年11月30日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的30%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 30 November 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 30% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額30%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 30% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(c) 如買方已從指定財務機構獲得過渡性貸款(詳情請參閱第(4)(AA1)(iii)3段)，則特別現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the designated financing company (please see paragraph (4)(AA1)(iii)3 for details), then the Special Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser.



### 3. 過渡性貸款 Transitional Loan

凡於2013年11月30日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款的最高金額為就買賣合約應付印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的30%，過渡性貸款的到期日為實際完成住宅物業買賣交易日後的45日，或買賣合約訂明的交易日後的45日，以較早者為準。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 30 November 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The maximum amount of the Transitional Loan is 30% of the amount of the stamp duty (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) payable on the agreement for sale and purchase. The maturity date of the Transitional Loan is 45 days after the actual date of completion of the sale and purchase of the residential property, or 45 days after the date of completion specified in the agreement for sale and purchase, whichever is earlier. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, all interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

### 4. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』) First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向指定財務機構申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承接機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AA1)(iii)4段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AA1)(iii)4 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.

## 5. 車位優惠

### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AA1)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AA1)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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



(4)(AC1) 第二按揭付款計劃 – 首12個月P-2.8%  
Second Mortgage Payment Plan – First 12 Months P-2.8%

註: 在第(4)(AC1)段中, 『售價』指本價單第二部份中所列之住宅物業的售價, 而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AC1), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the purchase price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時, 買方須繳付相等於樓價的5%作為臨時訂金, 請帶備港幣\$300,000銀行本票以支付部份臨時訂金, 抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』) 於簽署臨時買賣合約時繳付, 買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後150日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日, 買方如屬新地會會員, 可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員, 方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual



Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

## 2. 其他折扣 Other discount

如買方選擇第(4)(AC1)段所述的付款計劃，可獲9%售價折扣優惠。

A 9% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(AC1).

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AC1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AC1)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品、財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AC1)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AC1):

## 1. 特別現金回贈 Special Cash Rebate

(a) 凡於2013年11月30日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)總額的30%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 30 November 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 30% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額30%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 30% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.



2. 首12個月P-2.8%第二按揭貸款(『第二按揭貸款』)

First 12 Months P-2.8% Second Mortgage Loan (“second mortgage loan”)

買方可向發展商的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首12個月之按揭利率為港元最優惠利率減2.8% p.a.，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Prime Rate minus 2.8% p.a.; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Hong Kong Dollar Prime Rate is quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser’s total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於 決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲

批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

### 3. 車位優惠

#### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註Note:

所有上述第(4)(AC1)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AC1)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.



(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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



第三部份：其他資料

Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii)

擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

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

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

## 附件1.6 (適用於價單第1E號)

### Annex 1.6 (Applicable to Price List No. 1E)

Price List No. 1E



(4)(AA2) 靈活付款計劃

Flexible Payment Plan

註:在第(4)(AA2)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AA2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價5%於簽署臨時買賣合約的日期後45日內繳付。

5% of the purchase price shall be paid within 45 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價5%於簽署臨時買賣合約的日期後150日內繳付。

5% of the purchase price shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價80%(樓價餘額)於簽署臨時買賣合約的日期後780日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 780 days after the date of signing of the preliminary agreement for sale and purchase.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 其他折扣

Other discount

如買方於簽署臨時買賣合約時決定不申請於第(4)(AA2)(iii)4 段所述的第二按揭貸款，可獲2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser decides not to apply for a second mortgage loan stated in paragraph (4)(AA2)(iii)4 at the same time as signing the preliminary agreement for sale and purchase.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AA2)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AA2)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品，財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AA2)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AA2):

1. 提前成交現金回贈

Early Completion Cash Rebate

如選擇第(4)(AA2)段所述付款計劃之買方提前於買賣合約訂明的交易日之前完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(AA2) and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後的150日內 Within 150 days after the date of signing of the preliminary agreement for sale and purchase.	樓價9% 9% of the purchase price
簽署臨時買賣合約的日期後的151日至270日期間內 Within the period from 151 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價7.5% 7.5% of the purchase price
簽署臨時買賣合約的日期後的271日至390日期間內 Within the period from 271 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後的391日至510日期間內 Within the period from 391 days to 510 days after the date of signing of the preliminary agreement for sale and purchase.	樓價4.5% 4.5% of the purchase price
簽署臨時買賣合約的日期後的511日至630日期間內 Within the period from 511 days to 630 days after the date of signing of the preliminary agreement for sale and purchase.	樓價3% 3% of the purchase price

備註 Remarks:

(a) 買方須於完成住宅物業的買賣交易後14日內，以書面向發展商提出申請提前成交現金回贈。發展商會於收到通知並確認有關資料無誤後的45日內將提前成交現金回贈付予買方。

Within 14 days after the date of completion of the sale and purchase, the Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate. The Developer will pay the Early Completion Cash Rebate to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(b) 完成買賣交易日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈列表中訂明的完成買賣交易的期限不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該期限定為下一個工作日。

The date of completion of the sale and purchase shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last date of the period as set out in the Early Completion Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said date shall fall on the next working day.

(c) 如買方已從發展商的指定財務機構(「指定財務機構」)獲得過渡性貸款(詳情請參閱第(4)(AA2)(iii)3段)，則提前成交現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(AA2)(iii)3 for details), then the Early Completion Cash Rebate will first be paid to the said Developer's designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance



(if any) will be paid to the Purchaser.

## 2. 特別現金回贈

### Special Cash Rebate

(a) 凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的30%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 30% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額30%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 30% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

(c) 如買方已從指定財務機構獲得過渡性貸款(詳情請參閱第(4)(AA2)(iii)3段)，則特別現金回贈會首先支付予該財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會支付予買方。

If the Purchaser has obtained the Transitional Loan from the designated financing company (please see paragraph (4)(AA2)(iii)3 for details), then the Special Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be paid to the Purchaser.

### 3. 過渡性貸款 Transitional Loan

凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。買方須於簽署臨時買賣合約時提出申請。過渡性貸款的最高金額為就買賣合約應付印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)的總額的30%，過渡性貸款的到期日為實際完成住宅物業買賣交易日後的45日，或買賣合約訂明的交易日後的45日，以較早者為準。如買方在到期日或之前準時還清過渡性貸款，將獲豁免支付貸款利息。有關過渡性貸款用途及詳情請向指定財務機構查詢，指定財務機構對於是否批核過渡性貸款保留最終的決定權。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The Purchaser shall make the application for the Transitional Loan at the same time as signing the preliminary agreement for sale and purchase. The maximum amount of the Transitional Loan is 30% of the amount of the stamp duty (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) payable on the agreement for sale and purchase. The maturity date of the Transitional Loan is 45 days after the actual date of completion of the sale and purchase of the residential property, or 45 days after the date of completion specified in the agreement for sale and purchase, whichever is earlier. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, all interest on the Transitional Loan will be waived. For the purpose and details of the Transitional Loan, please enquire with the designated financing company. The designated financing company reserves the right of final decision of the approval and disapproval of the Transitional Loan.

### 4. 首24個月香港銀行同業拆息第二按揭貸款(『第二按揭貸款』) First 24 Months HIBOR Based Second Mortgage Loan (“second mortgage loan”)

如買方於簽署臨時買賣合約時沒有決定不申請本段所述的第二按揭貸款，買方可向指定財務機構申請第二按揭貸款，主要條款如下：

If the Purchaser has not decided not to apply for a second mortgage loan stated in this paragraph when signing the preliminary agreement for sale and purchase, the Purchaser can apply to the designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首24個月之按揭利率為1個月香港銀行同業拆息加0.8% p.a.或港元最優惠利率減2.25% p.a.，以較低者為準，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。1個月香港銀行同業拆息及港元最優惠利率均選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 24 months shall be one month HIBOR plus 0.8% p.a. or Hong Kong Dollar Prime Rate minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Both one month HIBOR rate and Hong Kong Dollar Prime Rate are quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

如買方於簽署臨時買賣合約時決定不申請第二按揭貸款，可於日後(但不可遲於實際完成住宅物業的買賣的交易日前的60日)提出申請備用第二按揭貸款，備用第二按揭貸款利率將全期以港元最優惠利率加 1% p.a.計算，於第(4)(AA2)(iii)4段的其他條款則維持不變。備用第二按揭貸款批出與否，指定財務機構有最終決定權。  
If the Purchaser decides not to apply for a second mortgage loan at the same time as signing the preliminary agreement for sale and purchase, the Purchaser may apply for a standby second mortgage loan thereafter (but in any event not later than 60 days before the actual date of completion of sale and purchase of the residential property). The interest rate for the standby second mortgage loan shall be Hong Kong Dollar Prime Rate plus 1% p.a. for the whole period, with other terms in paragraph (4)(AA2)(iii)4 remaining unchanged. The standby second mortgage loan is subject to the final approval of the designated financing company.



## 5. 車位優惠

### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註 Note:

所有上述第(4)(AA2)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AA2)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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



(4)(AC2) 第二按揭付款計劃 – 首12個月P-2.8%

Second Mortgage Payment Plan – First 12 Months P-2.8%

註:在第(4)(AC2)段中,『售價』指本價單第二部份中所列之住宅物業的售價,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4)(AC2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the purchase price of the residential property set out in the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時,買方須繳付相等於樓價的5%作為臨時訂金,請帶備港幣\$300,000銀行本票以支付部份臨時訂金,抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$300,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署買賣合約時繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後150日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 『新地會』會員優惠

Privilege for “SHKP Club” member

在簽署臨時買賣合約當日,買方如屬新地會會員,可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員,方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual



Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

## 2. 其他折扣 Other discount

如買方選擇第(4)(AC2)段所述的付款計劃，可獲9%售價折扣優惠。

A 9% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(AC2).

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase.

除第(4)(AC2)(ii)段所述之售價折扣(如適用)外，選擇第(4)(AC2)段所述付款計劃之買方可享以下由Harbour Vantage Limited (『發展商』)提供的贈品、財務優惠或利益:

In addition to the discount on the price mentioned in paragraph (4)(AC2)(ii) (if applicable), the following gift, financial advantage or benefit are offered by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(AC2):

### 1. 特別現金回贈

#### Special Cash Rebate

(a) 凡於2013年12月31日(包括當日)或之前簽署臨時買賣合約，在買方按買賣合約完成住宅物業買賣交易並繳付所有應付印花稅後，可獲發展商提供相等於買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅及買家印花稅)總額的30%之特別現金回贈(『特別現金回贈』)。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2013, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Developer equivalent to 30% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates and buyer’s stamp duty) and paid by the Purchaser.

(b) 買方須按買賣合約完成住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知發展商。發展商會於收到通知並確認有關資料無誤後的45日內將相等於已繳付印花稅正式收據所列總額30%的特別現金回贈付予買方。

The Purchaser must inform the Developer in writing within 365 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Developer will pay the Special Cash Rebate in the sum equivalent to 30% of the total amount printed on the official receipt(s) for stamp duty payment to the Purchaser within 45 days after the Developer has received the notification and duly verified the information.

2. 首12個月P-2.8%第二按揭貸款(『第二按揭貸款』)

First 12 Months P-2.8% Second Mortgage Loan (“second mortgage loan”)

買方可向發展商的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣的交易日前最少60日以書面向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首12個月之按揭利率為港元最優惠利率減2.8% p.a.，期後之按揭利率以港元最優惠利率加1% p.a.計算，利率浮動。港元最優惠利率選用指定財務機構之報價，最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Prime Rate minus 2.8% p.a.; thereafter at Hong Kong Dollar Prime Rate plus 1% p.a.. Hong Kong Dollar Prime Rate is quoted by the designated financing company and subject to fluctuation. The final mortgage rate will be subject to final approval by the designated financing company.

(c) 第二按揭貸款最高金額為樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%。

The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須出示足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being total instalment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the Purchaser’s total monthly income.

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the second mortgage.

(i) 買方需就有關第二按揭貸款申請支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方於 決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲

批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company on details before selecting this payment plan. All above offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

### 3. 車位優惠

#### Offer of Carparking Space(s)

(a) 購買下表指定的住宅物業之買方，可獲期數指定的車位的認購權。

The Purchaser of designated residential property specified in the following table is entitled to have an option to purchase designated carparking space of the Phase at the price specified below.

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定的車位 Designated Carparking Space	車位售價 Price of Carparking Space
第20座 第2區 Tower 20 Zone 2	37	B	8091號車位 Carparking Space No. 8091	港幣 \$2,500,000 HK \$2,500,000
第20座 第2區 Tower 20 Zone 2	38	C	8135號車位 Carparking Space No. 8135	港幣 \$2,500,000 HK \$2,500,000

買方須於簽訂指定的住宅物業的臨時買賣合約的同時決定是否行使認購指定的車位的權利。如買方行使認購權，指定的住宅物業及指定的車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。

Upon signing of preliminary agreement for sale and purchase of designated residential property, the Purchaser shall decide whether to exercise the option to purchase the designated carparking space. If the Purchaser shall exercise the option, both the designated residential property and the designated carparking space will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carparking space. If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(b) 住宅物業及其相關的車位必須受同一份買賣合約及其後的轉讓契涵蓋。

Both the residential property and the relevant carparking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

註Note:

所有上述第(4)(AC2)(iii)段所述之優惠只適用於臨時買賣合約中訂明的買方。

All the above offers set out in paragraph (4)(AC2)(iii) are applicable only to Purchaser whose name is specified in the preliminary agreement for sale and purchase.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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

**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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



(4)(A2) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 2% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 2% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

(I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

(II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.



- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2)(ii)2段所述之置業售價折扣或第(4)(A2)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 首年 P-3.88% 備用第二按揭貸款

First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(A2)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2)(iii)1(a).
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C



表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓 ; 75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』), 可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方, 則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤, 以決定揀選及購買住戶停車位的優先次序。在每次抽籤時, 可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一, 數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位, 其抽籤機會將會自動失效, 指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊, 請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定, 並容後公佈。在簽署住戶停車位的買賣合約之前, 買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。

If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 2%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 2% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the



residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.



為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2)(ii)2段所述之置業售價折扣或第(4)(B2)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(B2)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。  
No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。  
Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

# 提前成交現金回贈列表

## Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

## 4. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(C2) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	68 樓至 69 樓 68/F to 69/F	A
第 20 座第 1 區 Tower 20 Zone 1	68 樓至 69 樓 68/F to 69/F	B
第 20 座第 1 區 Tower 20 Zone 1	68 樓 68/F	C
第 20 座第 1 區 Tower 20 Zone 1	68 樓 68/F	D

註：在第(4)(C2)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 2% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 2% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2):

1. 印花稅優惠  
Stamp Duty Offer(s)

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅及買家印花稅總額的70%。  
Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equal to 70% of the total amount of ad valorem stamp duty and buyer’s stamp duty chargeable on the agreement for sale and purchase.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。  
The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。  
If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty and buyer’s stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.



- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(C2)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(C2)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 4. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),



then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as

determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects

to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2a) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2a)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2a), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit



如選擇第(4)(A2a)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2a).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2a)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2a)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2a)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2a):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2a)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2a)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

(I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

(II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2a)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。



If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2a)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2a)(ii)2段所述之置業售價折扣或第(4)(A2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2a)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 首年 P-3.88% 備用第二按揭貸款

First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(A2a)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2a)(iii)1(a).
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C



表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2a)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2a)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.





(4)(B2a) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2a)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2a), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2a)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2a)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2a)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2a):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2a)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2a)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the

residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2a)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2a)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.



為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2a)(ii)2段所述之置業售價折扣或第(4)(B2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2a)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(B2a)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2a)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2a)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2a)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。  
No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2a)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。  
Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2a), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

# 提前成交現金回贈列表

## Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2a)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2a)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

## 4. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.



表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『該廚櫃』）。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2a)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2a)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(C2a) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	71 樓 71/F	A
第 20 座第 1 區 Tower 20 Zone 1	71 樓 71/F	B
第 20 座第 1 區 Tower 20 Zone 1	71 樓及 73 樓 71/F and 73/F	C

註：在第(4)(C2a)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2a), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2a)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited ("the Developer") to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2a):



1. 印花稅優惠  
Stamp Duty Offer(s)

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅及買家印花稅總額的70%。  
Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equal to 70% of the total amount of ad valorem stamp duty and buyer’s stamp duty chargeable on the agreement for sale and purchase.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。  
The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2a)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。  
If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2a)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.



- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty and buyer’s stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(C2a)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2a)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2a)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2a)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2a)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2a), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2a)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2a)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 4. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約) 是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),



then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as

determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2a)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2a)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects

to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.



- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2a) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2a)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2a), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2a)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2a).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2a)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2a)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2a)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2a):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2a)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2a)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

(I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

(II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2a)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2a)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.



- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2a)(ii)2段所述之置業售價折扣或第(4)(A2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2a)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 首年 P-3.88% 備用第二按揭貸款

First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(A2a)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2a)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。



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

- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2a)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2a)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。

If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(B2a) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2a)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2a), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80%(樓價餘額)於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.





(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2a)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2a)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2a)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2a):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2a)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2a)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the



residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2a)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2a)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2a)(ii)2段所述之置業售價折扣或第(4)(B2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2a)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(B2a)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2a)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2a)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2a)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。  
No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2a)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。  
Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2a), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

# 提前成交現金回贈列表

## Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2a)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2a)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

## 4. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.



表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『該廚櫃』）。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2a)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2a)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2a) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2a)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2a), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5%於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2a)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2a).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2a)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2a)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2a)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2a):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2a)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2a)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

(I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

(II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2a)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。



If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2a)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.



- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2a)(ii)2段所述之置業售價折扣或第(4)(A2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2a)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 首年 P-3.88% 備用第二按揭貸款

First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(A2a)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2a)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2a)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2a)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.



(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2a) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2a)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2a), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2a)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2a)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.



- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2a)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2a):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2a)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2a)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the

residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2a)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2a)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2a)(ii)2段所述之置業售價折扣或第(4)(B2a)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2a)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2a)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的20%。淨樓價指扣除第(4)(B2a)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2a)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2a)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2a)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。  
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。  
No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2a)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。  
Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2a), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.



# 提前成交現金回贈列表

## Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2a)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2a)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

## 4. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer



(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『該廚櫃』）。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2a)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2a)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業（但不包括住宅物業的花園內的園景及盆栽）有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days from the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

(4)(A2d) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2d)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2d).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2d)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2d)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2d):



1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2d)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2d)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

(I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

(II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.



- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2d)(ii)2段所述之置業售價折扣或第(4)(A2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2d)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。

The first mortgage loan shall be secured by a first legal mortgage over the residential property.

- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2d)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2d)(iii)1(a).

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2d)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2d)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales

arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and



purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting,

the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2d)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2d)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan .

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.



製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2d) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2d)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2d)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2d):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2d)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2d)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the

residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.



為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2d)(ii)2段所述之置業售價折扣或第(4)(B2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2d)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2d)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。



The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2d)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

All legal documents of second mortgage shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors’ costs and disbursements relating to the second mortgage.

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2d)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2d), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2d)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(B2d)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 4. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓 ; 75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』), 可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方, 則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤, 以決定揀選及購買住戶停車位的優先次序。在每次抽籤時, 可供選擇的住戶停車位數量將不少於累計已提供

的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

## 5. 送贈廚櫃優惠

### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2d)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph 4)(B2d)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

## 6. 首 3 年保養優惠

### First 3 Years Maintenance Offer



在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2d) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5%於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.



3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2d):

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅及買家印花稅總額的70%。  
Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equal to 70% of the total amount of ad valorem stamp duty and buyer’s stamp duty chargeable on the agreement for sale and purchase.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。  
The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。  
If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.
- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。  
The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。  
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅的70%。  
The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty and buyer's stamp duty chargeable on the agreement for sale and purchase.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。  
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。  
All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。  
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (IX) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer’s designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.

- (c) 第一按揭貸款首12個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2d)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2d)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.



## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2d)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2d)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2d)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2d), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application

for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2d)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2d)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌



情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

## 5. 送贈廚櫃優惠

Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2d)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2d)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5% 的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

(4)(A2d) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit



如選擇第(4)(A2d)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2d).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2d)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2d)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2d):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2d)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2d)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

(I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

(II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。



If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2d)(ii)2段所述之置業售價折扣或第(4)(A2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2d)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。

The first mortgage loan shall be secured by a first legal mortgage over the residential property.

- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2d)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2d)(iii)1(a).

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2d)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2d)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales



arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and

purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting,

the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2d)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2d)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2d) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2d)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2d)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2d):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2d)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2d)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the

residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。



Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2d)(ii)2段所述之置業售價折扣或第(4)(B2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2d)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.



- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2d)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2d)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2d)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2d), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2d)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2d)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 4. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓 ; 75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』), 可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方, 則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤, 以決定揀選及購買住戶停車位的優先次序。在每次抽籤時, 可供選擇的住戶停車位數量將不少於累計已提供



的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

## 5. 送贈廚櫃優惠

### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2d)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2d)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

## 6. 首3年保養優惠

### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(C2d) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2d):

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅及買家印花稅總額的70%。  
Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equal to 70% of the total amount of ad valorem stamp duty and buyer’s stamp duty chargeable on the agreement for sale and purchase.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。  
The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。  
If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.
- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。  
The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。  
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅的70%。  
The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty and buyer's stamp duty chargeable on the agreement for sale and purchase.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。  
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。  
All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。  
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (IX) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer’s designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.

- (c) 第一按揭貸款首12個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2d)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2d)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.



## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2d)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2d)(iii)3.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2d)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2d), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application



for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2d)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2d)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌

情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

## 5. 送贈廚櫃優惠

Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2d)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2d)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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



(4)(A2d) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2d)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2d).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2d)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2d)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2d):



1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2d)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2d)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

(I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

(II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2d)(ii)2段所述之置業售價折扣或第(4)(A2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2d)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。

The first mortgage loan shall be secured by a first legal mortgage over the residential property.

- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2d)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2d)(iii)1(a).

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2d)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2d)(iii)1(a).



- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales

arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and

purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting,



the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2d)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2d)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2d) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2d)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2d)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2d):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2d)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2d)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於就買賣合約應付的從價印花稅的70%。但如屬以下情況，則其印花稅現金回贈相等於就買賣合約應付的從價印花稅的100%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按較低稅率(第2標準)計算從價印花稅；或
- 透過同一份購樓意向登記購買兩個或以上住宅物業並選擇相同的付款計劃，其所有買賣合約均按較低稅率(第2標準)計算從價印花稅。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equivalent to 70% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase, except that in any of the following cases, the Stamp Duty Cash Rebate shall be 100% of the ad valorem stamp duty chargeable on the agreement(s) for sale and purchase:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at the lower rates (Scale 2), or
- two or more residential properties are purchased under the same Registration of Intent and for which the same payment plan has been chosen. All the relevant agreement(s) for sale and purchase is/are chargeable for ad valorem stamp duty at the lower rates (Scale 2).

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the



residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。

The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.



為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2d)(ii)2段所述之置業售價折扣或第(4)(B2d)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2d)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2d)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2d)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2d)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2d)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2d)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2d), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2d)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(B2d)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 4. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or



- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓 ; 75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』), 可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方, 則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤, 以決定揀選及購買住戶停車位的優先次序。在每次抽籤時, 可供選擇的住戶停車位數量將不少於累計已提供

的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

## 5. 送贈廚櫃優惠

### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2d)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2d)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

## 6. 首3年保養優惠

### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.



3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2d) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2d)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2d), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2d)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2d):

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅及買家印花稅總額的70%。  
Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer equal to 70% of the total amount of ad valorem stamp duty and buyer’s stamp duty chargeable on the agreement for sale and purchase.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。  
The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2d)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。  
If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2d)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.
- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。  
The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。  
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅的70%。  
The maximum Transitional Loan amount shall be 70% of ad valorem stamp duty and buyer's stamp duty chargeable on the agreement for sale and purchase.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。  
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。  
All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。  
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (IX) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2d)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2d)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer’s designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2d)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2d)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer’s designated financing company (“designated financing company”) for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.



- (c) 第一按揭貸款首12個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2d)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2d)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2d)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2d)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2d)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2d)(iii)3.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。  
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.



- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2d)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2d), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application

for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2d)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2d)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌

情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

## 5. 送贈廚櫃優惠

Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2d)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2d)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2G) 188 日付款計劃

188 Days Payment Plan

註：在第(4)(A2G)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2G), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。

5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。

85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit



如選擇第(4)(A2G)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2G).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2G)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2G)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2G):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2G)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2G)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%；但如屬以下情況，則印花稅現金回贈的金額相等於樓價的4.25%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按第2標準稅率計算從價印花稅

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price; except that in any of the following cases, the amount of the Stamp Duty Cash Rebate shall be equivalent to 4.25% of the purchase price:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at Scale 2 Rates

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2G)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2G)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。  
For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。  
The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。  
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (III) 如從價印花稅的第1標準稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。  
If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。  
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**  
Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2G)(ii)2段所述之置業售價折扣或第(4)(A2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2G)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2G)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2G)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2G)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2G)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。



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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2G)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2G)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),



then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as

determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2G)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2G)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects

to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2G) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2G)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2G), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2G)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2G)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.



- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2G):

1. 印花稅優惠

Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2G)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2G)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%；但如屬以下情況，則印花稅現金回贈的金額相等於樓價的4.25%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按第2標準稅率計算從價印花稅

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price; except that in any of the following cases, the amount of the Stamp Duty Cash Rebate shall be equivalent to 4.25% of the purchase price:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at Scale 2 Rates

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash

Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2G)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2G)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。



Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有

住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2G)(ii)2段所述之置業售價折扣或第(4)(B2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2G)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2G)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2G)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2G)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2G)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2G)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2G), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2G)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2G)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 4. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)



- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2G)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2G)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。



Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2G) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2G)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2G), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2G):

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的第1標準稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2G)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2G)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的第1標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。



The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2G)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2G)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2G)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2G)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.



- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2G)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2G)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2G)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2G), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2G)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2G)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.



5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2G)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2G)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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



(4)(A2G) 188 日付款計劃

188 Days Payment Plan

註：在第(4)(A2G)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2G), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。

5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。

85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

如選擇第(4)(A2G)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2G).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2G)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2G)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2G):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2G)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2G)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%；但如屬以下情況，則印花稅現金回贈的金額相等於樓價的4.25%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按第2標準稅率計算從價印花稅

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price; except that in any of the following cases, the amount of the Stamp Duty Cash Rebate shall be equivalent to 4.25% of the purchase price:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at Scale 2 Rates

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2G)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2G)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.



- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2G)(ii)2段所述之置業售價折扣或第(4)(A2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2G)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2G)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2G)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2G)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2G)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2G)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2G)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。



The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as

determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2G)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2G)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects

to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2G) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2G)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2G), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2G)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2G)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2G):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2G)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2G)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%；但如屬以下情況，則印花稅現金回贈的金額相等於樓價的4.25%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按第2標準稅率計算從價印花稅

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price; except that in any of the following cases, the amount of the Stamp Duty Cash Rebate shall be equivalent to 4.25% of the purchase price:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at Scale 2 Rates

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash



Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2G)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2G)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有

住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2G)(ii)2段所述之置業售價折扣或第(4)(B2G)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2G)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2G)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2G)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2G)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2G)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

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

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

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。

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

- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2G)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。



No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2G)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2G), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2G)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(B2G)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 4. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。



The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2G)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2G)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2G) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2G)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2G), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2G):

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的第1標準稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2G)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2G)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.



- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的第1標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2G)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2G)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer’s designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan



買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2G)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2G)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2G)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2G)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2G)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2G), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2G)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2G)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C



表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2G)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2G)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2I) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2I)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2I), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2I)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2I).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2I)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2I)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2I)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2I):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2I)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2I)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)或政府建議的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) or the new rate of 15% proposed by the Government are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2I)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(A2I)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser.

In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including

the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2I)(ii)2段所述之置業售價折扣或第(4)(A2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2I)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

Standby Mortgage Loan



買方可向發展商的指定財務機構申請第(4)(A2I)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2I)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2I)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2I)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2I)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2I)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2I)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2I)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。



First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206

第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2I)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2I)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank.

- For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
  3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
  4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。



The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(B2I) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2I)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2I), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.



(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2I)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2I)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2I)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2I):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2I)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2I)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)或政府建議的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) or the new rate of 15% proposed by the Government are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2I)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2I)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2I)(ii)2段所述之置業售價折扣或第(4)(B2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2I)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2I)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2I)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2I)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2I)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2I)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.



- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2I)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate



- (a) 如選擇第(4)(B2I)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2I), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2I)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(B2I)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2I)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2I)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(C2I) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2I)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2I), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。



5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2I)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2I):

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)或政府建議的15%新稅率適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2I)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2I)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, less the Transitional Loan amount.

(VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2I)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2I)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2I)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2I)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2I)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2I)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall



complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下:

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2I)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2I)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2I)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2I), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)



- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2I)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2I)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第21座第1區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第21座第3區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第21座第3區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第21座第3區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2I)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2I)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5% 的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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



(4)(A2I) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2I)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2I), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit



如選擇第(4)(A2I)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2I).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2I)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2I)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2I)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2I):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2I)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2I)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)或政府建議的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) or the new rate of 15% proposed by the Government are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2I)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(A2I)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser.

In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including

the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2I)(ii)2段所述之置業售價折扣或第(4)(A2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2I)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2I)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2I)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2I)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2I)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2I)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2I)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。



The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2I)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2I)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206



第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2I)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2I)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank.

<p>For details, please enquire with the banks.</p> <p>2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。 All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.</p> <p>3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。 If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.</p> <p>4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。 The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.</p>
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(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。



The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2I) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2I)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2I), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2I)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2I)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.



- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2I)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2I):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2I)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2I)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)或政府建議的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) or the new rate of 15% proposed by the Government are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2I)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2I)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2I)(ii)2段所述之置業售價折扣或第(4)(B2I)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2I)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2I)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2I)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2I)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2I)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2I)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2I)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.

- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.



- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2I)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2I)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如選擇第(4)(B2I)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2I), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2I)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(B2I)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.



表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2I)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2I)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2I) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2I)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2I), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2I)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited ("the Developer") to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2I):

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate



- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)或政府建議的15%新稅率適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2I)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2I)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的第1標準稅率或政府建議的15%新稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates of the ad valorem stamp duty or the new rate of 15% proposed by the Government are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, less the Transitional Loan amount.

(VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2I)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2I)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2I)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2I)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2I)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2I)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall



complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下:

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2I)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2I)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2I)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2I)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2I)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2I), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2I)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2I)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第21座第1區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第21座第3區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第21座第3區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第21座第3區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：



- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2I)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2I)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

(4)(A2K) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit



如選擇第(4)(A2K)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2K).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2K):



1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(A2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser.

In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed

fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2K)(ii)2段所述之置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。



First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206

第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.



表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓 ; 75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』), 可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方, 則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤, 以決定揀選及購買住戶停車位的優先次序。在每次抽籤時, 可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一, 數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位, 其抽籤機會將會自動失效, 指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2K)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2K)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank.

<p>For details, please enquire with the banks.</p> <p>2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。 All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.</p> <p>3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。 If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.</p> <p>4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。 The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.</p>
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(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。



The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2K) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.



- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2K):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。



If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2K)(ii)2段所述之置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.

- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

Early Completion Cash Rebate



- (a) 如選擇第(4)(B2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise



his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2K)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2K) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2K):

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate



- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.



- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2K)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2K)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)



- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第21座第1區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第21座第3區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第21座第3區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第21座第3區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C



表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2K)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2K) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2K)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2K).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2K):



1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(A2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser.



In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed

fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2K)(ii)2段所述之置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206



第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.



- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2K)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2K)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank.

<p>For details, please enquire with the banks.</p> <p>2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。 All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.</p> <p>3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。 If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.</p> <p>4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。 The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.</p>
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(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。



The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2K) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2K):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。



If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。



All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2K)(ii)2段所述之置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.

- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如選擇第(4)(B2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.



表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer



(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2K)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2K) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2K):

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.



- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。



The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2K)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2K)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第21座第1區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第21座第3區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第21座第3區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第21座第3區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：



- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約) 是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.



5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2K)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2K) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2K)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2K).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2K):



1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(A2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser.

In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed



fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2K)(ii)2段所述之置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88%備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206

第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.



表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2K)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2K)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank.



<p>For details, please enquire with the banks.</p> <p>2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。 All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.</p> <p>3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。 If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.</p> <p>4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。 The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.</p>
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(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。



The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2K) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2K):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。



All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.



- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2K)(ii)2段所述之置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.

- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如選擇第(4)(B2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(B2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise



his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2K)(iii)6 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2K) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2K):

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。



The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2K)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2K)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan



買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第21座第1區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第21座第3區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第21座第3區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第21座第3區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C



表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2K)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.



4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

**第 52(1)條 / Section 52(1)**

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

**第 53(2)條 / Section 53(2)**

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

**第 53(3) 條 / Section 53(3)**

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

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

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

(4)(A2K) 188 日付款計劃  
188 Days Payment Plan

註：在第(4)(A2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠  
Payment Plan Benefit

如選擇第(4)(A2K)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2K).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2K):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(A2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser.

In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed



fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2K)(ii)2段所述之置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

Standby Mortgage Loan



買方可向發展商的指定財務機構申請第(4)(A2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206

第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.



- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2K)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2K)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank.

<p>For details, please enquire with the banks.</p> <p>2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。 All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.</p> <p>3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。 If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.</p> <p>4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。 The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.</p>
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(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。





The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B2K) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2K):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。  
For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。  
The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。  
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。  
If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。  
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**  
Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.



- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2K)(ii)2段所述之置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.



- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如選擇第(4)(B2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer



(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『該廚櫃』）。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2K)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.



- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C2K) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2K):

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2K)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2K)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan



買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.



- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第21座第1區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第21座第3區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第21座第3區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第21座第3區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約) 是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.



5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2K)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

(4)(A2K) 188 日付款計劃

188 Days Payment Plan

註：在第(4)(A2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。

5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 188 日內繳付。

85% of the purchase price (balance of purchase price) shall be paid within 188 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

如選擇第(4)(A2K)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A2K).

## 2. 置業售價折扣

### Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

- (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(A2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 3. 新地會會員售價折扣優惠

### Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

## 4. 家居設計及裝修折扣優惠

### Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(A2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2K):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(A2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser.

In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed

fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後，將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A2K)(ii)2段所述之置業售價折扣或第(4)(A2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

Standby Mortgage Loan



買方可向發展商的指定財務機構申請第(4)(A2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2.1 首年 P-2.25%備用第一按揭貸款

### First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。



The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A2K)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A2K)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 住戶停車位優惠

#### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206

第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

(I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或

(II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

(I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or

(II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2K)(iii)5 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2K)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 5. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 備註：

##### Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank.



<p>For details, please enquire with the banks.</p> <p>2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。 All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.</p> <p>3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。 If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.</p> <p>4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。 The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.</p>
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(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

- 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
- 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。



The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(B2K) 540 日靈活付款計劃  
540 Days Flexible Payment Plan

註：在第(4)(B2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。  
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。  
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲發展商提供第(4)(B2K)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B2K)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(B2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2K):

1. 印花稅優惠  
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B2K)(ii)2段所述之置業售價折扣，則買方可獲發展商提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.



- (c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B2K)(ii)2段所述之置業售價折扣或第(4)(B2K)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B2K)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2K)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款 Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2K)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2K)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款 First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.



- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B2K)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(B2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(B2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise

his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer

(after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 5. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2K)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

#### 6. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。  
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



(4)(C2K) 買家印花稅靈活付款計劃  
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2K)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2K), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase. The date of completion shall not be earlier than 180 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Deacons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

- 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- 加付訂金即樓價 5% 於買方簽署買賣合約時繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

選擇第(4)(C2K)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益：

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2K):

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Developer. If the new rate of 15% of the ad valorem stamp duty under the Stamp Duty Ordinance is applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2K)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
- If the Purchaser has obtained the Transitional Loan from the Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2K)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (IV) 在發展商支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，發展商亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，發展商有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
- After the Developer has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (V) 印花稅現金回贈受其他條款及細則約束。
- The Stamp Duty Cash Rebate is subject to other terms and conditions.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (III) 如從價印花稅的15%新稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的15%新稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if the new rate of 15% of the ad valorem stamp duty is applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer's stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。

Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**

- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約 (包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 2. 備用按揭貸款

### Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2K)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2K)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2K)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### 2.1 首年 P-2.25%備用第一按揭貸款

#### First Year P-2.25% Standby First Mortgage Loan



買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。  
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of first mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。  
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.
- (e) 第一按揭貸款年期最長為25年。  
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。  
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭的律師費用及雜費。  
All legal documents of first mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

## 2.2 首年 P-3.88% 備用第二按揭貸款

### First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減3.88% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate of second mortgage loan for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 3.88% p.a.; thereafter at Hong Kong Dollar Best Lending Rate (subject to fluctuation). The final interest rate will be subject to approval by the designated financing company.

- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C2K)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2K)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2K)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2K)(iii)3.

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款(由第一按揭銀行提供)加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan (offered by the first mortgagee bank), second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

- (g) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.



- (h) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。

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

- (i) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (k) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

### 3. 提前成交現金回贈

#### Early Completion Cash Rebate

- (a) 如選擇第(4)(C2K)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2K), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

#### 提前成交現金回贈列表

#### Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2K)(iii)3(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(C2K)(iii)3(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

#### 4. 住戶停車位優惠

##### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第21座第1區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第21座第3區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第21座第3區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第21座第3區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

5. 送贈廚櫃優惠  
Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2K)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2K)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

6. 首3年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽)有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。

The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



## 第三部份:其他資料

## Part 3:Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

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





(4)(D1) 90 日付款計劃  
90 Days Payment Plan

(4)(D1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價 95% (樓價餘額) 於簽署臨時買賣合約的日期後 90 日內繳付。  
95% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(D1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(D1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(D1).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲 2% 售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。

The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(D1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(D1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(D1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(D1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(D1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 首3年保修優惠  
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(D1)(iii)3段所述的該廚櫃(如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保修優惠受其他條款及細則約束。

Without affecting the Purchaser’s rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential

property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(D1)(iii)3 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

## 2. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決

定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2  
Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3  
Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。  
For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.
- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。  
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

### 3. 送贈廚櫃優惠

#### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(D1)(iii)1 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(D1)(iii)1 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

(4)(E1) 180 日付款計劃  
180 Days Payment Plan

(4)(E1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 90% (樓價餘額) 於簽署臨時買賣合約的日期後 180 日內繳付。  
90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(E1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(E1)段所述的付款計劃之買方，可獲 1% 售價折扣優惠。

A 1% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(E1).



2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。  
The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。  
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(E1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(E1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(E1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(E1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(E1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠  
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(E1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(E1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be

announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2  
Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3  
Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined

by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(E1)(iii)2段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(E1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.



(4)(F1) 360 日付款計劃  
360 Days Payment Plan

(4)(F1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 180 日內繳付。  
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 360 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(F1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

無  
Nil



2. 置業售價折扣

Home Purchase Price Discount

買方可獲2%售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

3. 特別折扣

Special Discount

買方可獲7%售價折扣優惠。

The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(F1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(F1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(F1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(F1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(F1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠

Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(F1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(F1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be

announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2  
Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3  
Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined

by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號“\*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(F1)(iii)2 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(F1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.



(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Developer and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by the Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。發展商有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。發展商亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，發展商之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Developer has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Developer also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Developer's decision shall be final and binding on the Purchasers.
3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日前30日向發展商提出申請，並須向發展商繳付手續費\$20,000及承擔有關律師費用及雜費(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和發展商的最終決定。  
If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Developer for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price, and pay a handling fee of \$20,000 to the Developer and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Developer.
4. (如適用)所有由發展商將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，發展商保留權利以其他方法及形式將現金回贈支付予買方。  
(If applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Developer for part payment of the balance of purchase price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Developer reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner.
5. (如適用)發展商的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。  
(If applicable) The Developer's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

6. (如適用)由發展商指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲批核。

(If applicable) The maximum loan amount, interest rate and terms of any loan to be offered by the Developer's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company. Otherwise, the loan shall not be approved.

附錄 1(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。  
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price.
- (II) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。  
The maximum amount of the Standby First Mortgage Loan shall be 70% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.
- (III) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**
- (IV) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (V) 該住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (VI) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。  
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

- (IX) 第一按揭貸款申請須由指定財務機構獨立審批。

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

- (X) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.

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

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

- (XII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

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

- (XIII) 第一按揭貸款受其他條款及細則約束。

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

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

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

附錄 1(b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。

The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price.

(II) 第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The maximum amount of the Second Mortgage Loan shall be 25% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

第二按揭貸款金額 The Amount of the Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(III) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

(IV) 第二按揭貸款以該住宅物業之法定按揭作抵押。

The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.

- (V) 該住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (VI) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。  
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (VII) 買方須以按月分期償還第二按揭貸款。  
The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).
- (IX) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。  
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (X) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。  
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.
- (XI) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。  
All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.
- (XII) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
- (XIII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the

assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XIV) 此第二按揭貸款受其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions.

(XV) 發展商或賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向發展商及/或賣方提出任何申索。

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

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.



附錄 1(c) King's Key Plus (只適用於個人名義買方)

Annex 1(c) King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

買方可向發展商的指定財務機構(『指定財務機構』)申請King's Key Plus (『樓價貸款』), 主要條款如下:

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for the King's Key Plus ("Payment Financing"). Key terms are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請樓價貸款。

The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before date of settlement of the balance of the purchase price.

(II) 樓價貸款必須以該住宅物業之第一法定按揭及一個香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求:

The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的至親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的至親; 及

The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and

- 現有物業的業權良好; 及

The title to the Existing Property is good; and

- 現有物業沒有出租; 及

The Existing Property is not leased out; and

- 現有物業沒有銀行按揭以外的其他按揭或產權負擔; 及

The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and

- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等; 及

The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and

- 現有物業的價值必須符合以下要求:

The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	指定財務機構估算現有物業的價值 The designated financing company's valuation of the Existing Property
沒有任何按揭 does not have any mortgage	不低於住宅物業之樓價的40%(或總樓價的40%，如購買兩個或以上住宅物業) not less than 40% of the purchase price of the residential property (or 40% of the total purchase price, if two or above residential properties are purchased).
有銀行按揭 mortgaged to a bank	不低於住宅物業之樓價的60%(或總樓價的60%，如購買兩個或以上住宅物業) not less than 60% of the purchase price of the residential property (or 60% of the total purchase price, if two or above residential properties are purchased).

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 樓價貸款的最高金額為：

The maximum amount of Payment Financing shall be:

部份 Tranche	樓價貸款的最高金額 The maximum amount of Payment Financing
A 部份：用於繳付樓價餘額 Tranche A: for payment of the balance of the purchase price	<ul style="list-style-type: none"> <li>樓價的80%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價40%或以上，但少於樓價50%)；或 80% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 40% of the purchase price or above, but less than 50% of the purchase price); or</li> <li>樓價的90%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價50%或以上)， 90% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 50% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過應繳付之樓價餘額。 provided that the loan amount shall not exceed the balance of purchase price payable.</p>

<p>B 部份(如適用)：用於償還現有物業的按揭貸款 Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property</p>	<ul style="list-style-type: none"> <li>樓價的10%(如現有物業的估算價值為樓價60%或以上，但少於樓價70%)；或 10% of the purchase price (if the valuation of the Existing Property is 60% of the purchase price or above, but less than 70% of the purchase price); or</li> <li>樓價的20%(如現有物業的估算價值為樓價70%或以上，但少於樓價80%)；或 20% of the purchase price (if the valuation of the Existing Property is 70% of the purchase price or above, but less than 80% of the purchase price) ; or</li> <li>樓價的30%(如現有物業的估算價值為樓價80%或以上)， 30% of the purchase price (if the valuation of the Existing Property is 80% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過現有物業的按揭貸款餘額。 provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.</p>
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因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 買方須提供於到期還款資金安排(例如：出售其他物業)，並提供相關文件證明(例如：其他物業資料)。

The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).

(VII) 樓價貸款申請須由指定財務機構獨立審批。

The Payment Financing shall be approved by the designated financing company independently.

(VIII) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及(如適用)償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(IX) 樓價貸款的年期最長為 18 個月。

The maximum tenor of the Payment Financing shall be 18 months.

(X) 利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。

Interest rate shall be 1.98%p.a.. The final interest rate will be subject to approval by the designated financing company.

(XI) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(i) 只須支付每月利息；及  
pay monthly interest only; and

(ii) 於到期日，全數償還樓價貸款餘款及利息。  
fully repay the balance of the Payment Financing and interest on the maturity date.

(XII) 買方可向指定財務機構申請附錄1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	延續貸款的最高金額 The maximum amount of the Extended Loan
沒有任何按揭 does not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
有銀行按揭 mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1(d)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 1(d) for details.

- (XIII) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

- (XIV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

- (XV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XVI) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (XVII) 發展商或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及/或不批核及/或任何樓價貸款相關事宜而向發展商及/或賣方提出任何申索。

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

附錄 1(d) 延續貸款 (只適用於個人名義買方)

Annex 1(d) Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))

(I) 買方必須於有關貸款(指附錄 1(c)所述之 King's Key Plus)到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。

The Purchaser shall make a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King's Key Plus as set out in Annex 1(c)).

(II) 延續貸款的最高金額請參閱有關貸款的附錄。

The maximum amount of the Extended Loan shall be as mentioned in the Annex of the relevant loan.

(III) 延續貸款必須以該住宅物業之第一法定按揭作為抵押。

The Extended Loan shall be secured by a first legal mortgage over the residential property.

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近 2 年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 延續貸款申請須由指定財務機構獨立審批。

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

(VII) 延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.

(VIII) 延續貸款年期最長為 20 年。

The maximum tenor of the Extended Loan shall be 20 years.

(IX) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (X) 買方須以按月分期償還延續貸款。  
The Purchaser shall repay the Extended Loan by monthly instalments.
- (XI) 所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。  
All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.
- (XII) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
- (XIV) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.
- (XV) 延續貸款受其他條款及細則約束。  
The Extended Loan is subject to other terms and conditions.
- (XVI) 發展商或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及/或不批核及/或任何延續貸款相關事宜而向發展商及/或賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the arrangement and the approval of the Extended Loan. The Developer and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Developer and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.



**第三部份:其他資料****Part 3:Other Information**

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

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

(4)(D1) 90 日付款計劃  
90 Days Payment Plan

(4)(D1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價 95% (樓價餘額) 於簽署臨時買賣合約的日期後 90 日內繳付。  
95% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(D1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(D1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(D1).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲 2% 售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。

The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(D1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(D1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(D1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(D1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(D1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 首3年保修優惠  
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(D1)(iii)3段所述的該廚櫃(如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保修優惠受其他條款及細則約束。

Without affecting the Purchaser’s rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(D1)(iii)3 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

## 2. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B

第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

### 3. 送贈廚櫃優惠

#### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(D1)(iii)1 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen



cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(D1)(iii)1 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.





(4)(E1) 180 日付款計劃  
180 Days Payment Plan

(4)(E1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 90% (樓價餘額) 於簽署臨時買賣合約的日期後 180 日內繳付。  
90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(E1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(E1)段所述的付款計劃之買方，可獲 1% 售價折扣優惠。

A 1% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(E1).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。  
The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。  
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(E1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(E1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(E1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(E1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(E1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠  
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(E1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(E1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1  
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant

Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(E1)(iii)2 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(E1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.





(4)(F1) 360 日付款計劃  
360 Days Payment Plan

(4)(F1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 180 日內繳付。  
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 360 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(F1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

無  
Nil

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。  
The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。  
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(F1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(F1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(F1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(F1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(F1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠  
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(F1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(F1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1  
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related

to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2  
Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3  
Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(F1)(iii)2 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(F1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.



(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Developer and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by the Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。發展商有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。發展商亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，發展商之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Developer has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Developer also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Developer's decision shall be final and binding on the Purchasers.
3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日前30日向發展商提出申請，並須向發展商繳付手續費\$20,000及承擔有關律師費用及雜費（如有）。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和發展商的最終決定。  
If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Developer for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price, and pay a handling fee of \$20,000 to the Developer and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Developer.
4. (如適用)所有由發展商將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，發展商保留權利以其他方法及形式將現金回贈支付予買方。  
(If applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Developer for part payment of the balance of purchase price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Developer reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner.
5. (如適用)發展商的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

(If applicable) The Developer's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

6. (如適用)由發展商指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲批核。

(If applicable) The maximum loan amount, interest rate and terms of any loan to be offered by the Developer's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company. Otherwise, the loan shall not be approved.

附錄 1(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。  
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price.
- (II) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。  
The maximum amount of the Standby First Mortgage Loan shall be 70% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.
- (III) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**
- (IV) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (V) 該住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (VI) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。  
The Purchaser shall repay the First Mortgage Loan by monthly instalments.

- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

- (IX) 第一按揭貸款申請須由指定財務機構獨立審批。

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

- (X) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.

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

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

- (XII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

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

- (XIII) 第一按揭貸款受其他條款及細則約束。

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

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

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

附錄 1(b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。

The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price.

(II) 第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The maximum amount of the Second Mortgage Loan shall be 25% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

第二按揭貸款金額 The Amount of the Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(III) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.

(IV) 第二按揭貸款以該住宅物業之法定按揭作抵押。



The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.

- (V) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

- (VI) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (VII) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

- (IX) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。

The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.

- (X) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。

The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.

- (XI) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。

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

- (XII) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

- (XIII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the



assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XIV) 此第二按揭貸款受其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions.

(XV) 發展商或賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向發展商及/或賣方提出任何申索。

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

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 1(c) King's Key Plus (只適用於個人名義買方)

Annex 1(c) King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

買方可向發展商的指定財務機構(『指定財務機構』)申請King's Key Plus (『樓價貸款』)，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for the King's Key Plus ("Payment Financing"). Key terms are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請樓價貸款。

The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before date of settlement of the balance of the purchase price.

(II) 樓價貸款必須以該住宅物業之第一法定按揭及一個香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求：

The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的至親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的至親；及

The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and

- 現有物業的業權良好；及

The title to the Existing Property is good; and

- 現有物業沒有出租；及

The Existing Property is not leased out; and

- 現有物業沒有銀行按揭以外的其他按揭或產權負擔；及

The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and

- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and

- 現有物業的價值必須符合以下要求：

The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	指定財務機構估算現有物業的價值 The designated financing company's valuation of the Existing Property
沒有任何按揭 does not have any mortgage	不低於住宅物業之樓價的40%(或總樓價的40%，如購買兩個或以上住宅物業) not less than 40% of the purchase price of the residential property (or 40% of the total purchase price, if two or above residential properties are purchased).
有銀行按揭 mortgaged to a bank	不低於住宅物業之樓價的60%(或總樓價的60%，如購買兩個或以上住宅物業) not less than 60% of the purchase price of the residential property (or 60% of the total purchase price, if two or above residential properties are purchased).

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 樓價貸款的最高金額為：

The maximum amount of Payment Financing shall be:

部份 Tranche	樓價貸款的最高金額 The maximum amount of Payment Financing
A 部份：用於繳付樓價餘額 Tranche A: for payment of the balance of the purchase price	<ul style="list-style-type: none"> <li>樓價的80%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價40%或以上，但少於樓價50%)；或 80% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 40% of the purchase price or above, but less than 50% of the purchase price); or</li> <li>樓價的90%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價50%或以上)， 90% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 50% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過應繳付之樓價餘額。 provided that the loan amount shall not exceed the balance of purchase price payable.</p>

<p>B 部份(如適用)：用於償還現有物業的按揭貸款 Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property</p>	<ul style="list-style-type: none"> <li>樓價的10%(如現有物業的估算價值為樓價60%或以上，但少於樓價70%)；或 10% of the purchase price (if the valuation of the Existing Property is 60% of the purchase price or above, but less than 70% of the purchase price); or</li> <li>樓價的20%(如現有物業的估算價值為樓價70%或以上，但少於樓價80%)；或 20% of the purchase price (if the valuation of the Existing Property is 70% of the purchase price or above, but less than 80% of the purchase price); or</li> <li>樓價的30%(如現有物業的估算價值為樓價80%或以上)， 30% of the purchase price (if the valuation of the Existing Property is 80% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過現有物業的按揭貸款餘額。 provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.</p>
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因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 買方須提供於到期還款資金安排(例如：出售其他物業)，並提供相關文件證明(例如：其他物業資料)。

The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).

(VII) 樓價貸款申請須由指定財務機構獨立審批。

The Payment Financing shall be approved by the designated financing company independently.

(VIII) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及(如適用)償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(IX) 樓價貸款的年期最長為 18 個月。

The maximum tenor of the Payment Financing shall be 18 months.

(X) 利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。

Interest rate shall be 1.98%p.a.. The final interest rate will be subject to approval by the designated financing company.

(XI) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(i) 只須支付每月利息；及  
pay monthly interest only; and

(ii) 於到期日，全數償還樓價貸款餘款及利息。  
fully repay the balance of the Payment Financing and interest on the maturity date.

(XII) 買方可向指定財務機構申請附錄1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	延續貸款的最高金額 The maximum amount of the Extended Loan
沒有任何按揭 does not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
有銀行按揭 mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1(d)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 1(d) for details.

- (XIII) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

- (XIV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

- (XV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XVI) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (XVII) 發展商或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及/或不批核及/或任何樓價貸款相關事宜而向發展商及/或賣方提出任何申索。

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

附錄 1(d) 延續貸款 (只適用於個人名義買方)

Annex 1(d) Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))

(I) 買方必須於有關貸款(指附錄 1(c)所述之 King's Key Plus)到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。

The Purchaser shall make a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King's Key Plus as set out in Annex 1(c)).

(II) 延續貸款的最高金額請參閱有關貸款的附錄。

The maximum amount of the Extended Loan shall be as mentioned in the Annex of the relevant loan.

(III) 延續貸款必須以該住宅物業之第一法定按揭作為抵押。

The Extended Loan shall be secured by a first legal mortgage over the residential property.

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近 2 年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 延續貸款申請須由指定財務機構獨立審批。

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

(VII) 延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.

(VIII) 延續貸款年期最長為 20 年。

The maximum tenor of the Extended Loan shall be 20 years.

(IX) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.



- (X) 買方須以按月分期償還延續貸款。  
The Purchaser shall repay the Extended Loan by monthly instalments.
- (XI) 所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。  
All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.
- (XII) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
- (XIV) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.
- (XV) 延續貸款受其他條款及細則約束。  
The Extended Loan is subject to other terms and conditions.
- (XVI) 發展商或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及/或不批核及/或任何延續貸款相關事宜而向發展商及/或賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the arrangement and the approval of the Extended Loan. The Developer and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Developer and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

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



(4)(D1) 90 日付款計劃  
90 Days Payment Plan

(4)(D1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 樓價 95% (樓價餘額) 於簽署臨時買賣合約的日期後 90 日內繳付。

95% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(D1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(D1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(D1).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲 2% 售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。

The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(D1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(D1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(D1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(D1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(D1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 首3年保修優惠  
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(D1)(iii)3段所述的該廚櫃(如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保修優惠受其他條款及細則約束。

Without affecting the Purchaser’s rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(D1)(iii)3 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

## 2. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B

第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

### 3. 送贈廚櫃優惠

#### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(D1)(iii)1 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen





cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(D1)(iii)1 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.



(4)(E1) 180 日付款計劃  
180 Days Payment Plan

(4)(E1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 90% (樓價餘額) 於簽署臨時買賣合約的日期後 180 日內繳付。  
90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(E1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(E1)段所述的付款計劃之買方，可獲 1% 售價折扣優惠。

A 1% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(E1).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。  
The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。  
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(E1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(E1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(E1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(E1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(E1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠  
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(E1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(E1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1  
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant

Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。



The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(E1)(iii)2 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(E1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.



(4)(F1) 360 日付款計劃  
360 Days Payment Plan

(4)(F1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 180 日內繳付。  
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 360 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(F1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

無  
Nil

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。  
The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。  
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(F1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(F1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(F1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(F1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(F1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠  
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(F1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(F1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1  
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related

to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2  
Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3  
Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。



The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(F1)(iii)2 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(F1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Developer and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by the Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。發展商有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。發展商亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，發展商之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Developer has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Developer also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Developer's decision shall be final and binding on the Purchasers.
3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日前30日向發展商提出申請，並須向發展商繳付手續費\$20,000及承擔有關律師費用及雜費（如有）。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和發展商的最終決定。  
If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Developer for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price, and pay a handling fee of \$20,000 to the Developer and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Developer.
4. (如適用)所有由發展商將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，發展商保留權利以其他方法及形式將現金回贈支付予買方。  
(If applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Developer for part payment of the balance of purchase price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Developer reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner.
5. (如適用)發展商的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

(If applicable) The Developer's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

6. (如適用)由發展商指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲批核。

(If applicable) The maximum loan amount, interest rate and terms of any loan to be offered by the Developer's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company. Otherwise, the loan shall not be approved.

附錄 1(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。  
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price.
- (II) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。  
The maximum amount of the Standby First Mortgage Loan shall be 70% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.
- (III) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**
- (IV) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (V) 該住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (VI) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。  
The Purchaser shall repay the First Mortgage Loan by monthly instalments.

- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

- (IX) 第一按揭貸款申請須由指定財務機構獨立審批。

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

- (X) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.

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

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

- (XII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

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

- (XIII) 第一按揭貸款受其他條款及細則約束。

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

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

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



附錄 1(b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。

The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price.

(II) 第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The maximum amount of the Second Mortgage Loan shall be 25% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

第二按揭貸款金額 The Amount of the Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(III) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.

(IV) 第二按揭貸款以該住宅物業之法定按揭作抵押。



The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.

- (V) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

- (VI) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (VII) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

- (IX) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。

The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.

- (X) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。

The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.

- (XI) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。

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

- (XII) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

- (XIII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the

assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XIV) 此第二按揭貸款受其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions.

(XV) 發展商或賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向發展商及/或賣方提出任何申索。

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

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 1(c) King's Key Plus (只適用於個人名義買方)

Annex 1(c) King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

買方可向發展商的指定財務機構(『指定財務機構』)申請King's Key Plus (『樓價貸款』)，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for the King's Key Plus ("Payment Financing"). Key terms are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請樓價貸款。

The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before date of settlement of the balance of the purchase price.

(II) 樓價貸款必須以該住宅物業之第一法定按揭及一個香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求：

The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的至親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的至親；及

The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and

- 現有物業的業權良好；及

The title to the Existing Property is good; and

- 現有物業沒有出租；及

The Existing Property is not leased out; and

- 現有物業沒有銀行按揭以外的其他按揭或產權負擔；及

The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and

- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and

- 現有物業的價值必須符合以下要求：

The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	指定財務機構估算現有物業的價值 The designated financing company's valuation of the Existing Property
沒有任何按揭 does not have any mortgage	不低於住宅物業之樓價的40%(或總樓價的40%，如購買兩個或以上住宅物業) not less than 40% of the purchase price of the residential property (or 40% of the total purchase price, if two or above residential properties are purchased).
有銀行按揭 mortgaged to a bank	不低於住宅物業之樓價的60%(或總樓價的60%，如購買兩個或以上住宅物業) not less than 60% of the purchase price of the residential property (or 60% of the total purchase price, if two or above residential properties are purchased).

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 樓價貸款的最高金額為：

The maximum amount of Payment Financing shall be:

部份 Tranche	樓價貸款的最高金額 The maximum amount of Payment Financing
A 部份：用於繳付樓價餘額 Tranche A: for payment of the balance of the purchase price	<ul style="list-style-type: none"> <li>樓價的80%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價40%或以上，但少於樓價50%)；或 80% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 40% of the purchase price or above, but less than 50% of the purchase price); or</li> <li>樓價的90%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價50%或以上)， 90% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 50% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過應繳付之樓價餘額。 provided that the loan amount shall not exceed the balance of purchase price payable.</p>

<p>B 部份(如適用)：用於償還現有物業的按揭貸款 Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property</p>	<ul style="list-style-type: none"> <li>樓價的10%(如現有物業的估算價值為樓價60%或以上，但少於樓價70%)；或 10% of the purchase price (if the valuation of the Existing Property is 60% of the purchase price or above, but less than 70% of the purchase price); or</li> <li>樓價的20%(如現有物業的估算價值為樓價70%或以上，但少於樓價80%)；或 20% of the purchase price (if the valuation of the Existing Property is 70% of the purchase price or above, but less than 80% of the purchase price); or</li> <li>樓價的30%(如現有物業的估算價值為樓價80%或以上)， 30% of the purchase price (if the valuation of the Existing Property is 80% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過現有物業的按揭貸款餘額。 provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.</p>
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因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 買方須提供於到期還款資金安排(例如：出售其他物業)，並提供相關文件證明(例如：其他物業資料)。

The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).

(VII) 樓價貸款申請須由指定財務機構獨立審批。

The Payment Financing shall be approved by the designated financing company independently.

(VIII) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及(如適用)償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(IX) 樓價貸款的年期最長為 18 個月。

The maximum tenor of the Payment Financing shall be 18 months.

(X) 利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。

Interest rate shall be 1.98%p.a.. The final interest rate will be subject to approval by the designated financing company.

(XI) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(i) 只須支付每月利息；及  
pay monthly interest only; and

(ii) 於到期日，全數償還樓價貸款餘款及利息。  
fully repay the balance of the Payment Financing and interest on the maturity date.

(XII) 買方可向指定財務機構申請附錄1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	延續貸款的最高金額 The maximum amount of the Extended Loan
沒有任何按揭 does not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
有銀行按揭 mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1(d)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 1(d) for details.

- (XIII) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

- (XIV) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

- (XV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XVI) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (XVII) 發展商或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及/或不批核及/或任何樓價貸款相關事宜而向發展商及/或賣方提出任何申索。

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



附錄 1(d) 延續貸款 (只適用於個人名義買方)

Annex 1(d) Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))

(I) 買方必須於有關貸款(指附錄 1(c)所述之 King's Key Plus)到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。

The Purchaser shall make a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King's Key Plus as set out in Annex 1(c)).

(II) 延續貸款的最高金額請參閱有關貸款的附錄。

The maximum amount of the Extended Loan shall be as mentioned in the Annex of the relevant loan.

(III) 延續貸款必須以該住宅物業之第一法定按揭作為抵押。

The Extended Loan shall be secured by a first legal mortgage over the residential property.

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近 2 年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 延續貸款申請須由指定財務機構獨立審批。

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

(VII) 延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.

(VIII) 延續貸款年期最長為 20 年。

The maximum tenor of the Extended Loan shall be 20 years.

(IX) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加 1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (X) 買方須以按月分期償還延續貸款。  
The Purchaser shall repay the Extended Loan by monthly instalments.
- (XI) 所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。  
All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.
- (XII) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
- (XIV) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.
- (XV) 延續貸款受其他條款及細則約束。  
The Extended Loan is subject to other terms and conditions.
- (XVI) 發展商或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及/或不批核及/或任何延續貸款相關事宜而向發展商及/或賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the arrangement and the approval of the Extended Loan. The Developer and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Developer and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.



- (5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

賣方委任的代理：

Agent appointed by the Vendor:

新鴻基地產代理有限公司

Sun Hung Kai Real Estate Agency Limited

新鴻基地產代理有限公司委任的次代理：

Sub-agents appointed by Sun Hung Kai Real Estate Agency Limited:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

高力國際物業代理有限公司 COLLIERS INTERNATIONAL AGENCY LIMITED

晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED

金豐易居國際置業代理有限公司 E-HOUSE INTERNATIONAL ESTATE AGENCY LIMITED

景鴻環球集團有限公司 EK INTERNATIONAL HOLDINGS LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

康業服務有限公司 HONG YIP SERVICE CO LTD

仲量聯行有限公司 JONES LANG LASALLE LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

利斯蘇富比國際房地產 LIST SOTHEBY'S INTERNATIONAL REALTY

文迪投資顧問有限公司 MANDARIN INVESTMENT CONSULTANT LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED

請注意: 任何人可委任任何地產代理在購買該期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.



(6) 賣方就該期數指定的互聯網網站的網址為: **www.thecullinan.com.hk**

The address of the website designated by the Vendor for the Phase is: **www.thecullinan.com.hk**

## 第三部份:其他資料

## Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

如某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

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

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

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

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

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

(4)(D1) 90 日付款計劃  
90 Days Payment Plan

(4)(D1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價 95%(樓價餘額)於簽署臨時買賣合約的日期後 90 日內繳付。  
95% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(D1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(D1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(D1).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。

The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(D1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(D1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(D1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(D1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(D1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 首3年保修優惠  
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(D1)(iii)3段所述的該廚櫃(如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保修優惠受其他條款及細則約束。

Without affecting the Purchaser’s rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(D1)(iii)3 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.



## 2. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓 ; 75 樓至83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B

第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

### 3. 送贈廚櫃優惠

#### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(D1)(iii)1 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen



cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(D1)(iii)1 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.



(4)(E1) 180 日付款計劃  
180 Days Payment Plan

(4)(E1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 90% (樓價餘額) 於簽署臨時買賣合約的日期後 180 日內繳付。  
90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(E1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(E1)段所述的付款計劃之買方，可獲 1% 售價折扣優惠。

A 1% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(E1).

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。  
The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。  
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(E1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(E1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(E1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(E1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(E1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠  
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.



(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(E1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(E1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1  
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant

Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(E1)(iii)2 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(E1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

(4)(F1) 360 日付款計劃  
360 Days Payment Plan

(4)(F1)(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$500,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『的近律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 90 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 180 日內繳付。  
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 360 日內繳付。  
85% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(F1)(ii) 售價獲得折扣的基礎  
The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

無  
Nil

2. 置業售價折扣  
Home Purchase Price Discount

買方可獲2%售價折扣優惠。  
The Purchaser will be offered 2% discount on the price.

3. 特別折扣  
Special Discount

買方可獲7%售價折扣優惠。  
The Purchaser will be offered 7% discount on the price.

4. 新地會會員售價折扣優惠  
Price Discount Offer for SHKP Club Member

如買方為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(4)(F1)(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

除第(4)(F1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(F1)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(F1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses the payment plan mentioned in paragraph (4)(F1). MTR Corporation Limited is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠  
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

- (a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

- (b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)  
Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

備用第二按揭貸款金額 The Amount of Standby Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.



(c) King's Key Plus (只適用於個人名義買方)

King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱附錄 1(c)。

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 1(c) for details.

上文『淨樓價』一詞指扣除所有現金回贈(如適用)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting all cash rebates (if applicable).

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景及盆栽(如有)及第(4)(F1)(iii)4 段所述的該廚櫃 (如有))有欠妥之處，而該欠妥之處並非由任何人(不包括發展商)之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants (if any) and the kitchen cabinet (if any) as set out in paragraph (4)(F1)(iii)4 caused otherwise than by the act or neglect of any person (excluding the Developer). The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1  
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第1 區 Tower 21 Zone 1	89	A	8206 號車位 Car parking Space No. 8206
第21 座第3 區 Tower 21 Zone 3	81	A	8205 號車位 Car parking Space No. 8205
第 21 座第3 區 Tower 21 Zone 3	81	B	8203 號車位 Car parking Space No. 8203
第 21 座第3 區 Tower 21 Zone 3	81	D	8207 號車位 Car parking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(b)(I)及/或(b)(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1<sup>st</sup> Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1<sup>st</sup> Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (b)(I) and/or (b)(II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related

to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2  
Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第3 區 Tower 21 Zone 3	75 樓至78 樓 75/F to 78/F	C

表3  
Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第1 區 Tower 20 Zone 1	67 樓至73 樓；75 樓至83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第3 區 Tower 21 Zone 3	73 樓；75 樓至80 樓 73/F ; 75/F to 80/F	B
第 21 座第3 區 Tower 21 Zone 3	79 樓至80 樓 79/F to 80/F	D

- (c) 購買列於以上表 2 內的住宅物業之買方(『指明買方』)，可就購買每個以上表 2 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(b)(I)及/或(b)(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (b)(I) and/or (b)(II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

#### 4. 送贈廚櫃優惠

##### Free Kitchen Cabinet Offer

於價單上設有符號 “\*” 之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(F1)(iii)2 段所述的首 3 年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “\*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(F1)(iii)2 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Developer and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by the Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。發展商有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。發展商亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，發展商之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Developer has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Developer also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Developer's decision shall be final and binding on the Purchasers.
3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日前30日向發展商提出申請，並須向發展商繳付手續費\$20,000及承擔有關律師費用及雜費（如有）。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和發展商的最終決定。  
If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Developer for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price, and pay a handling fee of \$20,000 to the Developer and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Developer.
4. (如適用)所有由發展商將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，發展商保留權利以其他方法及形式將現金回贈支付予買方。  
(If applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Developer for part payment of the balance of purchase price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Developer reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner.
5. (如適用)發展商的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。



(If applicable) The Developer's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

6. (如適用)由發展商指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲批核。

(If applicable) The maximum loan amount, interest rate and terms of any loan to be offered by the Developer's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company. Otherwise, the loan shall not be approved.



附錄 1(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。  
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price.
- (II) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。  
The maximum amount of the Standby First Mortgage Loan shall be 70% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.
- (III) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**
- (IV) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (V) 該住宅物業只可供買方自住。  
The residential property shall only be self-occupied by the Purchaser.
- (VI) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。  
The Purchaser shall repay the First Mortgage Loan by monthly instalments.

- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

- (IX) 第一按揭貸款申請須由指定財務機構獨立審批。

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

- (X) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.

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

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

- (XII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

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

- (XIII) 第一按揭貸款受其他條款及細則約束。

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

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

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

附錄 1(b) 備用第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

發展商的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。

The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price.

(II) 第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The maximum amount of the Second Mortgage Loan shall be 25% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Annex 1(b) for details.

第二按揭貸款金額 The Amount of the Second Mortgage Loan	按揭利率 Interest rate
高於淨樓價的20%但不高於淨樓價的25% Higher than 20% of the net purchase price but not higher than 25% of the net purchase price	首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.
不高於淨樓價的20% Not higher than 20% of the net purchase price	首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。 Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation.

(III) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.

(IV) 第二按揭貸款以該住宅物業之法定按揭作抵押。

The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.

- (V) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

- (VI) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。

The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (VII) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

- (VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

- (IX) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。

The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.

- (X) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。

The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.

- (XI) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。

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

- (XII) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

- (XIII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the

assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XIV) 此第二按揭貸款受其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions.

(XV) 發展商或賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向發展商及/或賣方提出任何申索。

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

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 1(c) King's Key Plus (只適用於個人名義買方)

Annex 1(c) King's Key Plus (applicable only to the Purchaser(s) who is/are individual(s))

買方可向發展商的指定財務機構(『指定財務機構』)申請King's Key Plus (『樓價貸款』)，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for the King's Key Plus ("Payment Financing"). Key terms are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請樓價貸款。

The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before date of settlement of the balance of the purchase price.

(II) 樓價貸款必須以該住宅物業之第一法定按揭及一個香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求：

The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的至親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的至親；及

The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and

- 現有物業的業權良好；及

The title to the Existing Property is good; and

- 現有物業沒有出租；及

The Existing Property is not leased out; and

- 現有物業沒有銀行按揭以外的其他按揭或產權負擔；及

The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and

- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and

- 現有物業的價值必須符合以下要求：

The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	指定財務機構估算現有物業的價值 The designated financing company's valuation of the Existing Property
沒有任何按揭 does not have any mortgage	不低於住宅物業之樓價的40%(或總樓價的40%，如購買兩個或以上住宅物業) not less than 40% of the purchase price of the residential property (or 40% of the total purchase price, if two or above residential properties are purchased).
有銀行按揭 mortgaged to a bank	不低於住宅物業之樓價的60%(或總樓價的60%，如購買兩個或以上住宅物業) not less than 60% of the purchase price of the residential property (or 60% of the total purchase price, if two or above residential properties are purchased).

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 樓價貸款的最高金額為：

The maximum amount of Payment Financing shall be:

部份 Tranche	樓價貸款的最高金額 The maximum amount of Payment Financing
A 部份：用於繳付樓價餘額 Tranche A: for payment of the balance of the purchase price	<ul style="list-style-type: none"> <li>樓價的80%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價40%或以上，但少於樓價50%)；或 80% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 40% of the purchase price or above, but less than 50% of the purchase price); or</li> <li>樓價的90%及扣除所有發展商將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價50%或以上)， 90% of the purchase price less all cash rebate(s) (if any) that will be offered by the Developer for part payment of the balance of purchase price (if the valuation of the Existing Property is 50% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過應繳付之樓價餘額。 provided that the loan amount shall not exceed the balance of purchase price payable.</p>



<p>B 部份(如適用)：用於償還現有物業的按揭貸款 Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property</p>	<ul style="list-style-type: none"> <li>樓價的10%(如現有物業的估算價值為樓價60%或以上，但少於樓價70%)；或 10% of the purchase price (if the valuation of the Existing Property is 60% of the purchase price or above, but less than 70% of the purchase price); or</li> <li>樓價的20%(如現有物業的估算價值為樓價70%或以上，但少於樓價80%)；或 20% of the purchase price (if the valuation of the Existing Property is 70% of the purchase price or above, but less than 80% of the purchase price); or</li> <li>樓價的30%(如現有物業的估算價值為樓價80%或以上)， 30% of the purchase price (if the valuation of the Existing Property is 80% of the purchase price or above),</li> </ul> <p>惟貸款金額不可超過現有物業的按揭貸款餘額。 provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.</p>
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因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 買方須提供於到期還款資金安排(例如：出售其他物業)，並提供相關文件證明(例如：其他物業資料)。

The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).

(VII) 樓價貸款申請須由指定財務機構獨立審批。

The Payment Financing shall be approved by the designated financing company independently.

(VIII) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及(如適用)償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(IX) 樓價貸款的年期最長為 18 個月。

The maximum tenor of the Payment Financing shall be 18 months.

(X) 利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。

Interest rate shall be 1.98%p.a.. The final interest rate will be subject to approval by the designated financing company.

(XI) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(i) 只須支付每月利息；及  
pay monthly interest only; and

(ii) 於到期日，全數償還樓價貸款餘款及利息。  
fully repay the balance of the Payment Financing and interest on the maturity date.

(XII) 買方可向指定財務機構申請附錄1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	延續貸款的最高金額 The maximum amount of the Extended Loan
沒有任何按揭 does not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
有銀行按揭 mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1(d)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 1(d) for details.

- (XIII) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

- (XIV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

- (XV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XVI) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (XVII) 發展商或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及/或不批核及/或任何樓價貸款相關事宜而向發展商及/或賣方提出任何申索。

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

附錄 1(d) 延續貸款 (只適用於個人名義買方)

Annex 1(d) Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))

(I) 買方必須於有關貸款(指附錄 1(c)所述之 King's Key Plus)到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。

The Purchaser shall make a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King's Key Plus as set out in Annex 1(c)).

(II) 延續貸款的最高金額請參閱有關貸款的附錄。

The maximum amount of the Extended Loan shall be as mentioned in the Annex of the relevant loan.

(III) 延續貸款必須以該住宅物業之第一法定按揭作為抵押。

The Extended Loan shall be secured by a first legal mortgage over the residential property.

(IV) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近 2 年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).

(VI) 延續貸款申請須由指定財務機構獨立審批。

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

(VII) 延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.

(VIII) 延續貸款年期最長為 20 年。

The maximum tenor of the Extended Loan shall be 20 years.

(IX) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (X) 買方須以按月分期償還延續貸款。  
The Purchaser shall repay the Extended Loan by monthly instalments.
- (XI) 所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。  
All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.
- (XII) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。  
**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
- (XIV) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.
- (XV) 延續貸款受其他條款及細則約束。  
The Extended Loan is subject to other terms and conditions.
- (XVI) 發展商或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。發展商及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及/或不批核及/或任何延續貸款相關事宜而向發展商及/或賣方提出任何申索。  
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the arrangement and the approval of the Extended Loan. The Developer and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Developer and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

- (5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

賣方委任的代理：

Agent appointed by the Vendor:

新鴻基地產代理有限公司

Sun Hung Kai Real Estate Agency Limited

新鴻基地產代理有限公司委任的次代理：

Sub-agents appointed by Sun Hung Kai Real Estate Agency Limited:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

高力國際物業代理有限公司 COLLIERS INTERNATIONAL AGENCY LIMITED

晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED

金豐易居國際置業代理有限公司 E-HOUSE INTERNATIONAL ESTATE AGENCY LIMITED

景鴻環球集團有限公司 EK INTERNATIONAL HOLDINGS LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

康業服務有限公司 HONG YIP SERVICE CO LTD

仲量聯行有限公司 JONES LANG LASALLE LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

利斯蘇富比國際房地產 LIST SOTHEBY'S INTERNATIONAL REALTY

文迪投資顧問有限公司 MANDARIN INVESTMENT CONSULTANT LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED

請注意: 任何人可委任任何地產代理在購買該期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.



(6) 賣方就該期數指定的互聯網網站的網址為: **www.thecullinan.com.hk**

The address of the website designated by the Vendor for the Phase is: **www.thecullinan.com.hk**



附件二 - 招標文件的摘錄

**Annex 2 - Extract of Tender Document**

附件2.1 (適用於臨時買賣合約日期為2019年7月21日至2019年11月4日期間(包括首尾兩日)之交易項目)

**Annex 2.1 (Applicable to Transactions with dates of PASP between 21 July 2019 to 4 November 2019 (both dates inclusive))**

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits  
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property.  
買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:  
如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property.  
買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之淨樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Net Purchase Price but not higher than 25% of the Net Purchase Price 高於淨樓價的20%但不高於淨樓價的25%	Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Net Purchase Price 不高於淨樓價的20%	Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。

- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。



Appendix 1.1(c) King's Key Plus (only applicable to the Purchaser(s) who is/are individual(s))  
附錄 1.1(c) King's Key Plus (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key Plus ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key Plus（『樓價貸款』），主要條款如下：

(I) The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. 買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。

(II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

The mortgage status of the Existing Property at the time of application for the Payment Financing: 於申請樓價貸款時，現有物業的按揭情況：	The designated financing company's valuation of the Existing Property 指定財務機構估算現有物業的價值
does not have any mortgage 沒有任何按揭	not less than 40% of the Purchase Price of the Property (or 40% of the total purchase price, if two or above residential properties are purchased). 不低於住宅物業之樓價的40%（或總樓價的40%，如購買兩個或以上住宅物業）

mortgaged to a bank 有銀行按揭	not less than 60% of the Purchase Price of the Property (or 60% of the total purchase price, if two or above residential properties are purchased). 不低於住宅物業之樓價的60%（或總樓價的60%，如購買兩個或以上住宅物業）
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

- (III) The maximum amount of Payment Financing shall be:  
樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the valuation of the Existing Property is 40% of the Purchase Price or above, but less than 50% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的估算價值為樓價40%或以上，但少於樓價50%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the valuation of the Existing Property is 50% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的估算價值為樓價50%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the valuation of the Existing Property is 60% of the Purchase Price or above, but less than 70% of the Purchase Price); or 樓價的10%（如現有物業的估算價值為樓價60%或以上，但少於樓價70%）；或</li> <li>20% of the Purchase Price (if the valuation of the Existing Property is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的20%（如現有物業的估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>30% of the Purchase Price (if the valuation of the Existing Property is 80% of the Purchase Price or above), 樓價的30%（如現有物業的估算價值為樓價80%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 18 months.  
樓價貸款的年期最長為18個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (i) pay monthly interest only; and  
只須支付每月利息；及
  - (ii) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:  
買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The mortgage status of the Existing Property at the time of application for the Payment Financing: 於申請樓價貸款時，現有物業的按揭情況：	The maximum amount of the Extended Loan 延續貸款的最高金額
does not have any mortgage 沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
mortgaged to a bank有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVI) This loan is subject to other terms and conditions.

此貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser shall make a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key Plus as set out in Appendix 1.1(c)).  
買方必須於有關貸款（指附錄1.1(c)所述之King’s Key Plus）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。

- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.

買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。

- (XV) The Extended Loan is subject to other terms and conditions.

延續貸款受其他條款及細則約束。

- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



*Section 4—Payment plan*  
第 4 節—支付辦法

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows: (*\*Please tick according to Purchaser's choice*)

本物業的樓價須由買方按以下方式支付予賣方：（\*請按買方的選擇剔選）

☐\*    **180 days Payment Plan (TA1)**  
**180 日付款計劃（TA1）**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5%（部份樓價）於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85%（樓價餘額）於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance.  
成交日不可早於接納書的日期後 90 日。

☐\*    **360 days Payment Plan (TB1)**  
**360 日付款計劃（TB1）**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5%（部份樓價）於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85%（樓價餘額）於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance.  
成交日不可早於接納書的日期後 90 日。

**Part II List of the gifts, financial advantage or benefits**  
**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**  
**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:  
 買方可向如此聘用的人的指定財務機構申請以下**其中一項**貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Net Purchase Price but not higher than 25% of the Net Purchase Price 高於淨樓價的20%但不高於淨樓價的25%	Interest rate for the first 24 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Net Purchase Price 不高於淨樓價的20%	Interest rate for the first 24 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key Plus** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key Plus** (只適用於個人名義買方)

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

The term "Net Purchase Price" above means the amount of the Purchase Price of the Property after deducting all cash rebates (if applicable).

上文『淨樓價』一詞指扣除所有現金回贈（如適用）後的住宅物業之樓價。

## **2. First 3 Years Warranty Offer** **首 3 年保修優惠**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

## **3. Furniture and Chattels Offer** **傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 1 第1區	90/F 90樓	A
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C
Tower 21 第21座	Zone 3 第3區	79/F 79樓	C

**4. Offer of Residential Car Parking Space(s)**  
**住戶停車位優惠**

- (a) The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1 表1			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	A
Tower 20 第20座	Zone 1 第1區	91/F 91樓	C
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 20 第20座	Zone 2 第2區	12/F 12樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	B
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C

- (b) The Purchaser will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged, if the Purchaser:  
 如屬以下情況的買方，可享有認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。

- (i) Purchase one residential property set out in Table 2 below; or  
 購買列於以下表 2 內的一個住宅物業；或

Table 2 表 2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B

- (ii) Purchase one residential property set out in Table 3 below, and one or more other residential properties set out in Table 3 or Table 4 below in two or more tenders of same date and under same purchaser (or any one of purchasers) and fill in the following details in respect of another residential property in the combination. The Option shall belong to the residential property of higher purchase price. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

買方（或買方其中一方）透過相同日期的兩份或以上招標文件，購買列於以下表 3 內的一個住宅物業，並購買一個或多個列於以下表 3 或表 4 內的住宅物業，並填寫以下組合中另一住宅物業的有關詳情。該權利屬於樓價格較高的住宅物業。如有任何爭議，如此聘用的人有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____

- (c) The Purchaser of a residential property set out in Table 3 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 3 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, the Purchaser involved in the combination of units satisfying paragraph 4(b)(ii) shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 3 內的住宅物業之買方（『指明買方』），可就購買每個以下表 3 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(b)(ii)段所述之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 3 表 3			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	A
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	C
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A
Tower 21 第 21 座	Zone 1 第 1 區	91/F 91 樓	E
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C

Table 4 表 4			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

**5. Free Kitchen Cabinet Offer**  
**送贈廚櫃優惠**

The Purchaser of any one residential property set out in table below will be given the kitchen cabinet (“Kitchen Cabinet”) currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Kitchen Cabinet. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Kitchen Cabinet or as to whether the Kitchen Cabinet is or will be in working condition. The Kitchen Cabinet will be delivered at the Property to Purchaser upon completion on an “as-is” and ‘the then as-is’ condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Kitchen Cabinet. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Kitchen Cabinet. This offer is subject to other terms and conditions.

購買列於以下表內的任何一個住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『廚櫃』）。賣方、如此聘用的人或他們的代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日廚櫃將以成交時之狀況連本物業交予買方。在任何情況下，買方不得就廚櫃提出任何異議或質詢。第 2 段所述的首 3 年保修優惠不適用於廚櫃。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	87/F to 90/F 87樓至90樓	A



### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
（如適用）所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be approved.  
由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲批核。
7. If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 90 days after the date of the Letter of Acceptance, and pay a handling fee of \$20,000 to the Person so Engaged and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.  
如買方須更改付款計劃，須於接納書的日期後 30 至 90 日內向賣方提出申請，並須向如此聘用的人繳付手續費\$20,000 及自付有關律師費用及雜費（如有）。賣方對申請更改付款計劃的批准與否有最終決定權。

**Section 5-Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節-有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用] 於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /  
☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

附件2.2 (適用於臨時買賣合約日期為2019年11月18日至2020年7月1日期間(包括首尾兩日)之交易項目)

**Annex 2.2 (Applicable to Transactions with dates of PASP between 18 November 2019 to 1 July 2020 (both dates inclusive))**

**Appendix 1 of the Tender Notice**

**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**

**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property.  
買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:  
如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property.  
買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之淨樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Net Purchase Price but not higher than 25% of the Net Purchase Price 高於淨樓價的20%但不高於淨樓價的25%	Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Net Purchase Price 不高於淨樓價的20%	Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。

- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。



- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key Plus (only applicable to the Purchaser(s) who is/are individual(s))  
附錄 1.1(c) King's Key Plus (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key Plus ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key Plus（『樓價貸款』），主要條款如下：

(I) The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. 買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。

(II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

The mortgage status of the Existing Property at the time of application for the Payment Financing: 於申請樓價貸款時，現有物業的按揭情況：	The designated financing company's valuation of the Existing Property 指定財務機構估算現有物業的價值
does not have any mortgage 沒有任何按揭	not less than 40% of the Purchase Price of the Property (or 40% of the total purchase price, if two or above residential properties are purchased). 不低於住宅物業之樓價的40%（或總樓價的40%，如購買兩個或以上住宅物業）

mortgaged to a bank 有銀行按揭	not less than 60% of the Purchase Price of the Property (or 60% of the total purchase price, if two or above residential properties are purchased). 不低於住宅物業之樓價的60%(或總樓價的60%，如購買兩個或以上住宅物業)
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the valuation of the Existing Property is 40% of the Purchase Price or above, but less than 50% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的估算價值為樓價40%或以上，但少於樓價50%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the valuation of the Existing Property is 50% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的估算價值為樓價50%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the valuation of the Existing Property is 60% of the Purchase Price or above, but less than 70% of the Purchase Price); or 樓價的10%（如現有物業的估算價值為樓價60%或以上，但少於樓價70%）；或</li> <li>20% of the Purchase Price (if the valuation of the Existing Property is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的20%（如現有物業的估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>30% of the Purchase Price (if the valuation of the Existing Property is 80% of the Purchase Price or above), 樓價的30%（如現有物業的估算價值為樓價80%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 18 months.  
樓價貸款的年期最長為18個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (i) pay monthly interest only; and  
只須支付每月利息；及
  - (ii) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:  
買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The mortgage status of the Existing Property at the time of application for the Payment Financing: 於申請樓價貸款時，現有物業的按揭情況：	The maximum amount of the Extended Loan 延續貸款的最高金額
does not have any mortgage 沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
mortgaged to a bank有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVI) This loan is subject to other terms and conditions.

此貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser shall make a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key Plus as set out in Appendix 1.1(c)).  
買方必須於有關貸款（指附錄1.1(c)所述之King’s Key Plus）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。



- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.

買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。

- (XV) The Extended Loan is subject to other terms and conditions.

延續貸款受其他條款及細則約束。

- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
第 4 節—支付辦法

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA1)**  
**180 日付款計劃 (TA1)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB1)**  
**360 日付款計劃 (TB1)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Net Purchase Price but not higher than 25% of the Net Purchase Price 高於淨樓價的20%但不高於淨樓價的25%	Interest rate for the first 24 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Net Purchase Price 不高於淨樓價的20%	Interest rate for the first 24 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key Plus** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key Plus** (只適用於個人名義買方)

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

The term "Net Purchase Price" above means the amount of the Purchase Price of the Property after deducting all cash rebates (if applicable).

上文『淨樓價』一詞指扣除所有現金回贈（如適用）後的住宅物業之樓價。

## **2. First 3 Years Warranty Offer**

### **首 3 年保修優惠**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

## **3. Furniture and Chattels Offer**

### **傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 1 第1區	90/F 90樓	A
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C
Tower 21 第21座	Zone 3 第3區	79/F 79樓	C

**4. Offer of Residential Car Parking Space(s)**  
**住戶停車位優惠**

- (a) The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1  
表1

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	A
Tower 20 第20座	Zone 1 第1區	91/F 91樓	C
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 20 第20座	Zone 2 第2區	12/F 12樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	B
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C

- (b) The Purchaser will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged, if the Purchaser:  
 如屬以下情況的買方，可享有認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。

- (i) Purchase one residential property set out in Table 2 below; or  
 購買列於以下表 2 內的一個住宅物業；或

Table 2 表 2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B

- (ii) Purchase one residential property set out in Table 3 below, and one or more other residential properties set out in Table 3 or Table 4 below in two or more tenders of same date and under same purchaser (or any one of purchasers) and fill in the following details in respect of another residential property in the combination. The Option shall belong to the residential property of higher purchase price. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

買方（或買方其中一方）透過相同日期的兩份或以上招標文件，購買列於以下表 3 內的一個住宅物業，並購買一個或多個列於以下表 3 或表 4 內的住宅物業，並填寫以下組合中另一住宅物業的有關詳情。該權利屬於樓價格較高的住宅物業。如有任何爭議，如此聘用的人有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____樓	_____
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____樓	_____

- (c) The Purchaser of a residential property set out in Table 3 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 3 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, the Purchaser involved in the combination of units satisfying paragraph 4(b)(ii) shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 3 內的住宅物業之買方（『指明買方』），可就購買每個以下表 3 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(b)(ii)段所述之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 3  
表 3

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	A
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	C
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A
Tower 21 第 21 座	Zone 1 第 1 區	91/F 91 樓	E
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C

Table 4  
表 4

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。



**5. Free Kitchen Cabinet Offer**  
**送贈廚櫃優惠**

The Purchaser of any one residential property set out in table below will be given the kitchen cabinet (“Kitchen Cabinet”) currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Kitchen Cabinet. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Kitchen Cabinet or as to whether the Kitchen Cabinet is or will be in working condition. The Kitchen Cabinet will be delivered at the Property to Purchaser upon completion on an “as-is” and “the then as-is” condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Kitchen Cabinet. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Kitchen Cabinet. This offer is subject to other terms and conditions.

購買列於以下表內的任何一個住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『廚櫃』)。賣方、如此聘用的人或他們的代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日廚櫃將以成交時之狀況連本物業交予買方。在任何情況下，買方不得就廚櫃提出任何異議或質詢。第 2 段所述的首 3 年保修優惠不適用於廚櫃。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	87/F to 90/F 87樓至90樓	A

### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
（如適用）所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促成、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be approved.  
由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲批核。
7. If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 90 days after the date of the Letter of Acceptance, and pay a handling fee of \$20,000 to the Person so Engaged and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.  
如買方須更改付款計劃，須於接納書的日期後 30 至 90 日內向賣方提出申請，並須向如此聘用的人繳付手續費\$20,000 及自付有關律師費用及雜費（如有）。賣方對申請更改付款計劃的批准與否有最終決定權。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用] 於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

附件2.3 (適用於臨時買賣合約日期為2020年7月6日至2021年3月25日期間(包括首尾兩日)之交易項目)

**Annex 2.3 (Applicable to Transactions with dates of PASP between 6 July 2020 to 25 March 2021 (both dates inclusive))**

**Appendix 1 of the Tender Notice**

**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**

**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. **All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.**  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property.  
買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property.

買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。

- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.

第二按揭貸款的最高金額為有關貸款計劃所述之淨樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Net Purchase Price but not higher than 25% of the Net Purchase Price 高於淨樓價的20%但不高於淨樓價的25%	Interest rate for the first 24 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Net Purchase Price 不高於淨樓價的20%	Interest rate for the first 24 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.

第二按揭貸款以本物業之法定按揭作抵押。



- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key Plus (only applicable to the Purchaser(s) who is/are individual(s))  
附錄 1.1(c) King's Key Plus (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key Plus ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key Plus（『樓價貸款』），主要條款如下：

(I) The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. 買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。

(II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

The mortgage status of the Existing Property at the time of application for the Payment Financing: 於申請樓價貸款時，現有物業的按揭情況：	The designated financing company's valuation of the Existing Property 指定財務機構估算現有物業的價值
does not have any mortgage 沒有任何按揭	not less than 40% of the Purchase Price of the Property (or 40% of the total purchase price, if two or above residential properties are purchased). 不低於住宅物業之樓價的40%（或總樓價的40%，如購買兩個或以上住宅物業）

mortgaged to a bank 有銀行按揭	not less than 60% of the Purchase Price of the Property (or 60% of the total purchase price, if two or above residential properties are purchased). 不低於住宅物業之樓價的60%(或總樓價的60%，如購買兩個或以上住宅物業)
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the valuation of the Existing Property is 40% of the Purchase Price or above, but less than 50% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的估算價值為樓價40%或以上，但少於樓價50%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the valuation of the Existing Property is 50% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的估算價值為樓價50%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the valuation of the Existing Property is 60% of the Purchase Price or above, but less than 70% of the Purchase Price); or 樓價的10%（如現有物業的估算價值為樓價60%或以上，但少於樓價70%）；或</li> <li>20% of the Purchase Price (if the valuation of the Existing Property is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的20%（如現有物業的估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>30% of the Purchase Price (if the valuation of the Existing Property is 80% of the Purchase Price or above), 樓價的30%（如現有物業的估算價值為樓價80%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 18 months.  
樓價貸款的年期最長為18個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (i) pay monthly interest only; and  
只須支付每月利息；及
  - (ii) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:  
買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The mortgage status of the Existing Property at the time of application for the Payment Financing: 於申請樓價貸款時，現有物業的按揭情況：	The maximum amount of the Extended Loan 延續貸款的最高金額
does not have any mortgage 沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
mortgaged to a bank有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVI) This loan is subject to other terms and conditions.

此貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



Appendix 1.1(d) Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser shall make a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key Plus as set out in Appendix 1.1(c)).  
買方必須於有關貸款（指附錄1.1(c)所述之King’s Key Plus）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any).  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。

- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.

買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。

- (XV) The Extended Loan is subject to other terms and conditions.

延續貸款受其他條款及細則約束。

- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

**Section 4—Payment plan**  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\*    **180 days Payment Plan (TA1)**  
**180 日付款計劃 (TA1)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\*    **360 days Payment Plan (TB1)**  
**360 日付款計劃 (TB1)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Net Purchase Price but not higher than 25% of the Net Purchase Price 高於淨樓價的20%但不高於淨樓價的25%	Interest rate for the first 24 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Net Purchase Price 不高於淨樓價的20%	Interest rate for the first 24 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首24個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key Plus** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key Plus** (只適用於個人名義買方)

King's Key Plus is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key Plus 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

The term "Net Purchase Price" above means the amount of the Purchase Price of the Property after deducting all cash rebates (if applicable).

上文『淨樓價』一詞指扣除所有現金回贈（如適用）後的住宅物業之樓價。

## **2. First 3 Years Warranty Offer**

### **首 3 年保修優惠**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

## **3. Furniture and Chattels Offer**

### **傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		



Furniture and Chattels List of Flat C, 79/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 79 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	5
Cabinet 櫃	3	Place mat 餐墊	2
Chair 椅	8	Plastic mat 枱墊	8
Coffee table 茶几	1	Plate 碟	12
Console 邊桌	2	Side table 邊几	2
Cushion 靠枕	5	Sofa 沙發	1
Display 擺設	31	Spoon 匙	6
Floor lamp 座地燈	1	Table 桌	1
Fork 叉	6	Wine cellar 酒櫃	1
Knife 刀	6	Wine glass 酒杯	6
Napkin with ring 餐巾及環	6		
<b>Bedroom 1 睡房 1</b>			
Bed 床	1	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Clothes 衣服	3	Spoon 匙	1
Cushion 靠枕	3	Table lamp 枱燈	2
Display 擺設	14	Teacup set 茶杯套裝	1
Glass 玻璃杯	1	Tray 托盤	1
Mattress with bedding 床褥及床套	1		
<b>Bedroom 2 睡房 2</b>			
Area rug 地毯	1	Mattress with bedding 床褥及床套	1
Bed 床	1	Photo frame 相架	6
Bed step stool 床尾椅	2	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Bench 長椅	1	Shoes 鞋	1
Blanket 毛毯	1	Side table 邊几	1
Book 書	4	Spoon 匙	1
Chair 椅	2	Standing mirror 全身鏡	1
Clothes and accessories 衣服及飾品	13	Table lamp 枱燈	1
Cushion 靠枕	7	Teacup set 茶杯套裝	1
Display 擺設	28	Tray 托盤	3
Desk 書枱	1	Wine Glass 酒杯	2
<b>Bathroom of Bedroom 2 睡房 2 的浴室</b>			
Display 擺設	6	Towel 毛巾	8
<b>Bathroom 浴室</b>			
Display 擺設	4	Tray 托盤	1
Glass 玻璃杯	2	Towel 毛巾	7
Hand wash dispenser 洗手液器	1		
<b>Store 儲物室</b>			
Display 擺設	4	High stool 高腳凳	1
Glass 玻璃杯	4	Wine glass 酒杯	2
<b>Kitchen 廚房</b>			
Book 書	1	Plate 碟	1
Chopping board 砧板	1	Pot 鍋	3
Display 擺設	11	Salt container 鹽瓶	1
High stool 高腳凳	2	Tray 托盤	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Oil container 油瓶	1	Wine glass 酒杯	3
Pepper container 胡椒瓶	1		
<b>Bedroom 4 睡房 4</b>			
Bed 床	1	Glass 玻璃杯	2
Bedside table 床頭几	1	Mattress with bedding 床褥及床套	1
Book 書	4	Photo frame 相架	2
Chair 椅	1	Pillow 枕頭	2
Clothes 衣服	4	Quilt 被	3
Cushion 靠枕	4	Shoes 鞋	1
Desk 書枱	1	Tray 托盤	1
Display 擺設	12		
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	4	Towel 毛巾	6
Hand wash dispenser 洗手液器	1	Tray 托盤	1
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Display 擺設	1		

**4. Offer of Residential Car Parking Space(s)**  
**住戶停車位優惠**

- (a) The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1  
表1

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	A
Tower 20 第20座	Zone 1 第1區	91/F 91樓	C
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 20 第20座	Zone 2 第2區	12/F 12樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	B
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C

- (b) The Purchaser will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged, if the Purchaser:  
 如屬以下情況的買方，可享有認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。

- (i) Purchase one residential property set out in Table 2 below; or  
 購買列於以下表 2 內的一個住宅物業；或

Table 2 表 2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B

- (ii) Purchase one residential property set out in Table 3 below, and one or more other residential properties set out in Table 3 or Table 4 below in two or more tenders of same date and under same purchaser (or any one of purchasers) and fill in the following details in respect of another residential property in the combination. The Option shall belong to the residential property of higher purchase price. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

買方（或買方其中一方）透過相同日期的兩份或以上招標文件，購買列於以下表 3 內的一個住宅物業，並購買一個或多個列於以下表 3 或表 4 內的住宅物業，並填寫以下組合中另一住宅物業的有關詳情。該權利屬於樓價格較高的住宅物業。如有任何爭議，如此聘用的人有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____

- (c) The Purchaser of a residential property set out in Table 3 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 3 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, the Purchaser involved in the combination of units satisfying paragraph 4(b)(ii) shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor. 購買列於以下表 3 內的住宅物業之買方（『指明買方』），可就購買每個以下表 3 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住

戶停車位。但符合第 4(b)(ii)段所述之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 3  
表 3

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	A
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	C
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A
Tower 21 第 21 座	Zone 1 第 1 區	91/F 91 樓	E
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C

Table 4  
表 4

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

**5. Free Kitchen Cabinet Offer**  
**送贈廚櫃優惠**

The Purchaser of any one residential property set out in table below will be given the kitchen cabinet (“Kitchen Cabinet”) currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Kitchen Cabinet. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Kitchen Cabinet or as to whether the Kitchen Cabinet is or will be in working condition. The Kitchen Cabinet will be delivered at the Property to Purchaser upon completion on an “as-is” and ‘the then as-is” condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Kitchen Cabinet. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Kitchen Cabinet. This offer is subject to other terms and conditions.

購買列於以下表內的任何一個住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『廚櫃』）。賣方、如此聘用的人或他們的代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日廚櫃將以成交時之狀況連本物業交予買方。在任何情況下，買方不得就廚櫃提出任何異議或質詢。第 2 段所述的首 3 年保修優惠不適用於廚櫃。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	87/F to 90/F 87樓至90樓	A

### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用)所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be approved.  
由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲批核。
7. If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 90 days after the date of the Letter of Acceptance, and pay a handling fee of \$20,000 to the Person so Engaged and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.  
如買方須更改付款計劃，須於接納書的日期後 30 至 90 日內向賣方提出申請，並須向如此聘用的人繳付手續費\$20,000 及自付有關律師費用及雜費（如有）。賣方對申請更改付款計劃的批准與否有最終決定權。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。



附件2.4 (適用於2021年3月25日發布之銷售安排第26號內提供出售的指明住宅物業之臨時買賣合約日期為2021年3月29日至2021年6月24日期間(包括首尾兩日)之交易項目)

**Annex 2.4 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 26 issued on 25 March 2021, with dates of PASP between 29 March 2021 to 24 June 2021(both dates inclusive))**

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits  
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上



The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
  - (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVI) This loan is subject to other terms and conditions.

此貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

**Section 4—Payment plan**  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\*    **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\*    **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。



**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

## **2. First 3 Years Warranty Offer** **首 3 年保修優惠**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

## **3. Furniture and Chattels Offer** **傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 79/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 79 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	5
Cabinet 櫃	3	Place mat 餐墊	2
Chair 椅	8	Plastic mat 枱墊	8
Coffee table 茶几	1	Plate 碟	12
Console 邊桌	2	Side table 邊几	2
Cushion 靠枕	5	Sofa 沙發	1
Display 擺設	31	Spoon 匙	6
Floor lamp 座地燈	1	Table 桌	1
Fork 叉	6	Wine cellar 酒櫃	1
Knife 刀	6	Wine glass 酒杯	6
Napkin with ring 餐巾及環	6		
<b>Bedroom 1 睡房 1</b>			
Bed 床	1	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Clothes 衣服	3	Spoon 匙	1
Cushion 靠枕	3	Table lamp 枱燈	2
Display 擺設	14	Teacup set 茶杯套裝	1
Glass 玻璃杯	1	Tray 托盤	1
Mattress with bedding 床褥及床套	1		
<b>Bedroom 2 睡房 2</b>			
Area rug 地毯	1	Mattress with bedding 床褥及床套	1
Bed 床	1	Photo frame 相架	6
Bed step stool 床尾椅	2	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Bench 長椅	1	Shoes 鞋	1
Blanket 毛毯	1	Side table 邊几	1
Book 書	4	Spoon 匙	1
Chair 椅	2	Standing mirror 全身鏡	1
Clothes and accessories 衣服及飾品	13	Table lamp 枱燈	1
Cushion 靠枕	7	Teacup set 茶杯套裝	1
Display 擺設	28	Tray 托盤	3
Desk 書枱	1	Wine Glass 酒杯	2
<b>Bathroom of Bedroom 2 睡房 2 的浴室</b>			
Display 擺設	6	Towel 毛巾	8
<b>Bathroom 浴室</b>			
Display 擺設	4	Tray 托盤	1
Glass 玻璃杯	2	Towel 毛巾	7
Hand wash dispenser 洗手液器	1		
<b>Store 儲物室</b>			
Display 擺設	4	High stool 高腳凳	1
Glass 玻璃杯	4	Wine glass 酒杯	2
<b>Kitchen 廚房</b>			
Book 書	1	Plate 碟	1
Chopping board 砧板	1	Pot 鍋	3
Display 擺設	11	Salt container 鹽瓶	1
High stool 高腳凳	2	Tray 托盤	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Oil container 油瓶	1	Wine glass 酒杯	3
Pepper container 胡椒瓶	1		
<b>Bedroom 4 睡房 4</b>			
Bed 床	1	Glass 玻璃杯	2
Bedside table 床頭几	1	Mattress with bedding 床褥及床套	1
Book 書	4	Photo frame 相架	2
Chair 椅	1	Pillow 枕頭	2
Clothes 衣服	4	Quilt 被	3
Cushion 靠枕	4	Shoes 鞋	1
Desk 書枱	1	Tray 托盤	1
Display 擺設	12		
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	4	Towel 毛巾	6
Hand wash dispenser 洗手液器	1	Tray 托盤	1
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Display 擺設	1		

#### 4. Offer of Residential Car Parking Space(s) 住戶停車位優惠

- (a) The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1  
表1

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	A
Tower 20 第20座	Zone 1 第1區	91/F 91樓	C
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 20 第20座	Zone 2 第2區	12/F 12樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	B
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C

- (b) The Purchaser will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged, if the Purchaser:  
 如屬以下情況的買方，可享有認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。

- (i) Purchase one residential property set out in Table 2 below; or  
 購買列於以下表 2 內的一個住宅物業；或

Table 2 表 2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B

- (ii) Purchase one residential property set out in Table 3 below, and one or more other residential properties set out in Table 3 or Table 4 below in two or more tenders of same date and under same purchaser (or any one of purchasers) and fill in the following details in respect of another residential property in the combination. The Option shall belong to the residential property of higher purchase price. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

買方（或買方其中一方）透過相同日期的兩份或以上招標文件，購買列於以下表 3 內的一個住宅物業，並購買一個或多個列於以下表 3 或表 4 內的住宅物業，並填寫以下組合中另一住宅物業的有關詳情。該權利屬於樓價格較高的住宅物業。如有任何爭議，如此聘用的人有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____

- (c) The Purchaser of a residential property set out in Table 3 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 3 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, the Purchaser involved in the combination of units satisfying paragraph 4(b)(ii) shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor. 購買列於以下表 3 內的住宅物業之買方（『指明買方』），可就購買每個以下表 3 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住

戶停車位。但符合第 4(b)(ii)段所述之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 3  
表 3

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	A
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	C
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A
Tower 21 第 21 座	Zone 1 第 1 區	91/F 91 樓	E
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C

Table 4  
表 4

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

**5. Free Kitchen Cabinet Offer**  
**送贈廚櫃優惠**

The Purchaser of any one residential property set out in table below will be given the kitchen cabinet (“Kitchen Cabinet”) currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Kitchen Cabinet. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Kitchen Cabinet or as to whether the Kitchen Cabinet is or will be in working condition. The Kitchen Cabinet will be delivered at the Property to Purchaser upon completion on an “as-is” and ‘the then as-is” condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Kitchen Cabinet. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Kitchen Cabinet. This offer is subject to other terms and conditions.

購買列於以下表內的任何一個住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『廚櫃』）。賣方、如此聘用的人或他們的代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日廚櫃將以成交時之狀況連本物業交予買方。在任何情況下，買方不得就廚櫃提出任何異議或質詢。第 2 段所述的首 3 年保修優惠不適用於廚櫃。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	87/F to 90/F 87樓至90樓	A



### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

附件2.5 (適用於2021年5月21日發布之銷售安排第27號內提供出售的指明住宅物業之臨時買賣合約日期為2021年5月27日至2021年6月3日期間(包括首尾兩日)之交易項目)

**Annex 2.5 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 27 issued on 21 May 2021, with dates of PASP between 27 May 2021**

**to 3 June 2021(both dates inclusive))**

**Appendix 1 of the Tender Notice**

**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits

贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。



- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing;  
and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。



- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

**Section 4—Payment plan**  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\*    **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\*    **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90%及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer**  
**首 3 年保修優惠**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Offer of Residential Car Parking Space(s)**  
**住戶停車位優惠**

- (a) The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1  
表1

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	A
Tower 20 第20座	Zone 1 第1區	91/F 91樓	C
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 20 第20座	Zone 2 第2區	12/F 12樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	B
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C

- (b) The Purchaser will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged, if the Purchaser:  
如屬以下情況的買方，可享有認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。

- (i) Purchase one residential property set out in Table 2 below; or  
購買列於以下表 2 內的一個住宅物業；或

Table 2 表 2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B

- (ii) Purchase one residential property set out in Table 3 below, and one or more other residential properties set out in Table 3 or Table 4 below in two or more tenders of same date and under same purchaser (or any one of purchasers) and fill in the following details in respect of another residential property in the combination. The Option shall belong to the residential property of higher purchase price. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

買方（或買方其中一方）透過相同日期的兩份或以上招標文件，購買列於以下表 3 內的一個住宅物業，並購買一個或多個列於以下表 3 或表 4 內的住宅物業，並填寫以下組合中另一住宅物業的有關詳情。該權利屬於樓價格較高的住宅物業。如有任何爭議，如此聘用的人有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 第 _____ 座	Zone 第 _____ 區	_____/F 樓	_____
Tower 第 _____ 座	Zone 第 _____ 區	_____/F 樓	_____

- (c) The Purchaser of a residential property set out in Table 3 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 3 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, the Purchaser involved in the combination of units satisfying paragraph 4(b)(ii) shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor. 購買列於以下表 3 內的住宅物業之買方（『指明買方』），可就購買每個以下表 3 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(b)(ii)段所述之購買組合的買方，則不會就該組合涉及的單位享有抽

籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 3

表 3

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	A
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	C
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A
Tower 21 第 21 座	Zone 1 第 1 區	91/F 91 樓	E
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C

Table 4

表 4

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。



**4. Free Kitchen Cabinet Offer**  
**送贈廚櫃優惠**

The Purchaser of any one residential property set out in table below will be given the kitchen cabinet (“Kitchen Cabinet”) currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Kitchen Cabinet. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Kitchen Cabinet or as to whether the Kitchen Cabinet is or will be in working condition. The Kitchen Cabinet will be delivered at the Property to Purchaser upon completion on an “as-is” and ‘the then as-is” condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Kitchen Cabinet. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Kitchen Cabinet. This offer is subject to other terms and conditions.

購買列於以下表內的任何一個住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『廚櫃』）。賣方、如此聘用的人或他們的代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日廚櫃將以成交時之狀況連本物業交予買方。在任何情況下，買方不得就廚櫃提出任何異議或質詢。第 2 段所述的首 3 年保修優惠不適用於廚櫃。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	87/F to 90/F 87樓至90樓	A

### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5 – Related Tender(s)(if any) († Please tick as appropriate)**  
**第 5 節 – 相關投標書（如有）（† 請剔適用者）**

† ☐ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows (“**Related Tender(s)**”):-

本人／我們確認本人／我們（以本人／我們的名義而非與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Tower 座數	Floor 樓層	Unit 單位
1.			
2.			

**Please choose only one of the following († Please tick one of the following boxes):-**  
 請選擇以下其中一個選項：（† 請剔其中一個方格）

† ☐ I/We submit this tender on the condition that I/we wish to be awarded **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為本人／我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人／我們明白若賣方接受本人／我們的本投標書及相關投標書任何其中的一個投標書，其他的投標書將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

† ☐ I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

☐ My/our Close Relative(s) (as hereinafter defined) (in the Close Relative(s)'s sole name(s) or in joint names with other(s)), whose name(s) is/are set out in the table below, has/have submitted separate Offer Form(s) as follows (“**Related Tender(s)**”):-

在以下列表列出名稱之本人／我們之近親（見義如下）（以近親的名義或與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Name of the Close Relative(s) (and other joint tenderer) 近親（及其他聯名投標者）之 名稱	ID/Passport No. 身份證／護照 號碼	Tower 座數	Floor 樓層	Unit 單位
1.					
2.					

I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the Vendor has the sole discretion to determine whether the Close Relative(s) relationship is satisfied and that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本人／我們提交本投標的前提為除非賣方亦同時接受所有相關投標書，否則賣方不得接受本投標。本人／我們亦確認、同意及接受賣方有唯一酌情權去決定是否有近親關係及賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

I/We enclose herewith documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) of the Close Relative relationship for the Vendor's consideration.

本人／我們附上近親關係的證明文件（例如：身份證、出世紙、結婚證書等）供賣方考慮。

For the purpose of this Section 5, “Close Relative” means a spouse, parent, child, brother, sister, grandparent and grandchild of the Tenderer (or any one of Tenderer).

為本第 5 節的目的，「近親」指投標者（或其中一位投標者）的配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女。

**Section 6–Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 6 節–有關從價印花稅及買家印花稅的聲明（†請剔適用者）**

(a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.

本人／我們 [☐須/☐毋須]繳付買家印花稅。

(b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.

從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。

(c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].

本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人士/☐代表他人行事]。

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。



- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。



(XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

**Section 4—Payment plan**  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90%及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer**  
**首 3 年保修優惠**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

### 3. Offer of Residential Car Parking Space(s)

#### 住戶停車位優惠

- (a) The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1

表1

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	A
Tower 20 第20座	Zone 1 第1區	91/F 91樓	C
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	B
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C



- (b) The Purchaser will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged, if the Purchaser:  
 如屬以下情況的買方，可享有認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。

- (i) Purchase one residential property set out in Table 2 below; or  
 購買列於以下表 2 內的一個住宅物業；或

Table 2 表 2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Not applicale 不適用	Not applicale 不適用	Not applicale 不適用	Not applicale 不適用

- (ii) Purchase one residential property set out in Table 3 below, and one or more other residential properties set out in Table 3 or Table 4 below in two or more tenders of same date and under same purchaser (or any one of purchasers) and fill in the following details in respect of another residential property in the combination. The Option shall belong to the residential property of higher purchase price. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

買方（或買方其中一方）透過相同日期的兩份或以上招標文件，購買列於以下表 3 內的一個住宅物業，並購買一個或多個列於以下表 3 或表 4 內的住宅物業，並填寫以下組合中另一住宅物業的有關詳情。該權利屬於樓價格較高的住宅物業。如有任何爭議，如此聘用的人有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 第 _____ 座	Zone 第 _____ 區	_____/F 樓	_____
Tower 第 _____ 座	Zone 第 _____ 區	_____/F 樓	_____

- (c) The Purchaser of a residential property set out in Table 3 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 3 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, the Purchaser involved in the combination of units satisfying paragraph 4(b)(ii) shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor. 購買列於以下表 3 內的住宅物業之買方（『指明買方』），可就購買每個以下表 3 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(b)(ii)段所述之購買組合的買方，則不會就該組合涉及的單位享有抽

籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 3

表 3

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	A
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	C
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A
Tower 21 第 21 座	Zone 1 第 1 區	91/F 91 樓	E
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C

Table 4

表 4

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	B

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

- (d) The Purchaser of a residential property set out in Table 5 below shall purchase the corresponding designated residential car parking space of the Phase together.

購買列於以下表 5 內的住宅物業之買方，應連同對應的該期數的指定住戶停車位一併購買。

Table 5

表 5

Tower 座數	Zone 區	Floor 樓層	Flat 單位	Designated residential car parking space 指定住戶停車位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	A	Car parking Space No. 8083 8083 號車位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B	Car parking Space No. 8085 8085 號車位

**4. Free Kitchen Cabinet Offer**  
**送贈廚櫃優惠**

The Purchaser of any one residential property set out in table below will be given the kitchen cabinet (“Kitchen Cabinet”) currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Kitchen Cabinet. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Kitchen Cabinet or as to whether the Kitchen Cabinet is or will be in working condition. The Kitchen Cabinet will be delivered at the Property to Purchaser upon completion on an “as-is” and ‘the then as-is” condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Kitchen Cabinet. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Kitchen Cabinet. This offer is subject to other terms and conditions.

購買列於以下表內的任何一個住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『廚櫃』）。賣方、如此聘用的人或他們的代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日廚櫃將以成交時之狀況連本物業交予買方。在任何情況下，買方不得就廚櫃提出任何異議或質詢。第 2 段所述的首 3 年保修優惠不適用於廚櫃。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	87/F to 90/F 87 樓至 90 樓	A

### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.

由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5 – Related Tender(s)(if any) († Please tick as appropriate)**

**第5節 – 相關投標書（如有）（†請剔適用者）**

- † ☐ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows (“**Related Tender(s)**”):-

本人／我們確認本人／我們（以本人／我們的名義而非與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Tower 座數	Floor 樓層	Unit 單位
1.			
2.			

**Please choose only one of the following († Please tick one of the following boxes):-**

請選擇以下其中一個選項：（†請剔其中一個方格）

- † ☐ I/We submit this tender on the condition that I/we wish to be awarded **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為本人／我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人／我們明白若賣方接受本人／我們的本投標書及相關投標書任何其中的一個投標書，其他的投標書將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

- † ☐ I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

†☐ My/our Close Relative(s) (as hereinafter defined) (in the Close Relative(s)'s sole name(s) or in joint names with other(s)), whose name(s) is/are set out in the table below, has/have submitted separate Offer Form(s) as follows (“**Related Tender(s)**”):-  
 在以下列表列出名稱之本人／我們之近親（見義如下）（以近親的名義或與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Name of the Close Relative(s) (and other joint tenderer) 近親（及其他聯名投標者）之 名稱	ID/Passport No. 身份證／護照 號碼	Tower 座數	Floor 樓層	Unit 單位
1.					
2.					

I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the Vendor has the sole discretion to determine whether the Close Relative(s) relationship is satisfied and that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本人／我們提交本投標的前提為除非賣方亦同時接受所有相關投標書，否則賣方不得接受本投標。本人／我們亦確認、同意及接受賣方有唯一酌情權去決定是否有近親關係及賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

I/We enclose herewith documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) of the Close Relative relationship for the Vendor's consideration.

本人／我們附上近親關係的證明文件（例如：身份證、出世紙、結婚證書等）供賣方考慮。

For the purpose of this Section 5, “Close Relative” means a spouse, parent, child, brother, sister, grandparent and grandchild of the Tenderer (or any one of Tenderer).

為本第 5 節的目的，「近親」指投標者（或其中一位投標者）的配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女。

**Section 6–Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 6 節–有關從價印花稅及買家印花稅的聲明（†請剔適用者）**

- (a) I am/We are [†☐subject to/□ not subject to] buyer's stamp duty.  
 本人／我們 [†☐須/□毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [†☐applicable/□ not applicable] to my/our purchase of the Property.  
 從價印花稅的劃一 15%稅率[†☐適用/□不適用] 於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [†☐on my own behalf and not on behalf of any other person(s) /□ on behalf of other person(s)].  
 本人／我們各人在購入本物業時是[†☐代表自己行事及並不代表任何其他人士/□代表他人行事]。

附件2.7 (適用於2021年6月24日發布之銷售安排第29號內提供出售的指明住宅物業之臨時買賣合約日期為2021年6月28日至2021年7月30日期間(包括首尾兩日)之交易項目)

**Annex 2.7(Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 29 issued on 24 June 2021, with dates of PASP between 28 June 2021 to 30 July 2021(both dates inclusive))** Appendix 1 of the Tender Notice  
招標公告的附錄 1

Explanatory Notes to the gifts, financial advantage or benefits  
贈品、財務優惠或利益的註釋

1. This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。



Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

(I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

(II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。

(III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.

第一按揭貸款以本物業之第一法定按揭作抵押。

(V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

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

第一按揭貸款年期最長為25年。

(VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.

買方須以按月分期償還第一按揭貸款。

(VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

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

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>



Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVI) This loan is subject to other terms and conditions.

此貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

**Section 4—Payment plan**  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\*    **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\*    **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。



- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價 90% 及(如適用)B 部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

## **2. First 3 Years Warranty Offer** **首 3 年保修優惠**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

## **3. Furniture and Chattels Offer** **傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 79/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 79 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	5
Cabinet 櫃	3	Place mat 餐墊	2
Chair 椅	8	Plastic mat 枱墊	8
Coffee table 茶几	1	Plate 碟	12
Console 邊桌	2	Side table 邊几	2
Cushion 靠枕	5	Sofa 沙發	1
Display 擺設	31	Spoon 匙	6
Floor lamp 座地燈	1	Table 桌	1
Fork 叉	6	Wine cellar 酒櫃	1
Knife 刀	6	Wine glass 酒杯	6
Napkin with ring 餐巾及環	6		
<b>Bedroom 1 睡房 1</b>			
Bed 床	1	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Clothes 衣服	3	Spoon 匙	1
Cushion 靠枕	3	Table lamp 枱燈	2
Display 擺設	14	Teacup set 茶杯套裝	1
Glass 玻璃杯	1	Tray 托盤	1
Mattress with bedding 床褥及床套	1		
<b>Bedroom 2 睡房 2</b>			
Area rug 地毯	1	Mattress with bedding 床褥及床套	1
Bed 床	1	Photo frame 相架	6
Bed step stool 床尾椅	2	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Bench 長椅	1	Shoes 鞋	1
Blanket 毛毯	1	Side table 邊几	1
Book 書	4	Spoon 匙	1
Chair 椅	2	Standing mirror 全身鏡	1
Clothes and accessories 衣服及飾品	13	Table lamp 枱燈	1
Cushion 靠枕	7	Teacup set 茶杯套裝	1
Display 擺設	28	Tray 托盤	3
Desk 書枱	1	Wine Glass 酒杯	2
<b>Bathroom of Bedroom 2 睡房 2 的浴室</b>			
Display 擺設	6	Towel 毛巾	8
<b>Bathroom 浴室</b>			
Display 擺設	4	Tray 托盤	1
Glass 玻璃杯	2	Towel 毛巾	7
Hand wash dispenser 洗手液器	1		
<b>Store 儲物室</b>			
Display 擺設	4	High stool 高腳凳	1
Glass 玻璃杯	4	Wine glass 酒杯	2
<b>Kitchen 廚房</b>			
Book 書	1	Plate 碟	1
Chopping board 砧板	1	Pot 鍋	3
Display 擺設	11	Salt container 鹽瓶	1
High stool 高腳凳	2	Tray 托盤	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Oil container 油瓶	1	Wine glass 酒杯	3
Pepper container 胡椒瓶	1		
<b>Bedroom 4 睡房 4</b>			
Bed 床	1	Glass 玻璃杯	2
Bedside table 床頭几	1	Mattress with bedding 床褥及床套	1
Book 書	4	Photo frame 相架	2
Chair 椅	1	Pillow 枕頭	2
Clothes 衣服	4	Quilt 被	3
Cushion 靠枕	4	Shoes 鞋	1
Desk 書枱	1	Tray 托盤	1
Display 擺設	12		
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	4	Towel 毛巾	6
Hand wash dispenser 洗手液器	1	Tray 托盤	1
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Display 擺設	1		

**4. Offer of Residential Car Parking Space(s)**  
**住戶停車位優惠**

- (a) The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than two designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1  
表1

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第20座	Zone 1 第1區	91/F 91樓	A
Tower 20 第20座	Zone 1 第1區	91/F 91樓	C
Tower 20 第20座	Zone 1 第1區	91/F 91樓	D
Tower 20 第20座	Zone 2 第2區	12/F 12樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	A
Tower 21 第21座	Zone 1 第1區	91/F 91樓	B
Tower 21 第21座	Zone 1 第1區	91/F 91樓	C
Tower 21 第21座	Zone 3 第3區	80/F 80樓	C

- (b) The Purchaser will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged, if the Purchaser:  
 如屬以下情況的買方，可享有認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。

- (i) Purchase one residential property set out in Table 2 below; or  
 購買列於以下表 2 內的一個住宅物業；或

Table 2 表 2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B

- (ii) Purchase one residential property set out in Table 3 below, and one or more other residential properties set out in Table 3 or Table 4 below in two or more tenders of same date and under same purchaser (or any one of purchasers) and fill in the following details in respect of another residential property in the combination. The Option shall belong to the residential property of higher purchase price. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

買方（或買方其中一方）透過相同日期的兩份或以上招標文件，購買列於以下表 3 內的一個住宅物業，並購買一個或多個列於以下表 3 或表 4 內的住宅物業，並填寫以下組合中另一住宅物業的有關詳情。該權利屬於樓價格較高的住宅物業。如有任何爭議，如此聘用的人有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____
Tower 第 _____ 座	Zone 第 _____ 區	_____/F ____ 樓	_____

- (c) The Purchaser of a residential property set out in Table 3 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 3 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, the Purchaser involved in the combination of units satisfying paragraph 4(b)(ii) shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor. 購買列於以下表 3 內的住宅物業之買方（『指明買方』），可就購買每個以下表 3 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住

戶停車位。但符合第 4(b)(ii)段所述之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 3  
表 3

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	A
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	C
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	D
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A
Tower 21 第 21 座	Zone 1 第 1 區	91/F 91 樓	E
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C

Table 4  
表 4

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	86/F to 90/F 86 樓至 90 樓	B

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

**5. Free Kitchen Cabinet Offer**  
**送贈廚櫃優惠**

The Purchaser of any one residential property set out in table below will be given the kitchen cabinet (“Kitchen Cabinet”) currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Kitchen Cabinet. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Kitchen Cabinet or as to whether the Kitchen Cabinet is or will be in working condition. The Kitchen Cabinet will be delivered at the Property to Purchaser upon completion on an “as-is” and ‘the then as-is” condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Kitchen Cabinet. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Kitchen Cabinet. This offer is subject to other terms and conditions.

購買列於以下表內的任何一個住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃（『廚櫃』）。賣方、如此聘用的人或他們的代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日廚櫃將以成交時之狀況連本物業交予買方。在任何情況下，買方不得就廚櫃提出任何異議或質詢。第 2 段所述的首 3 年保修優惠不適用於廚櫃。本優惠受其他條款及條件約束。

Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 20 第 20 座	Zone 1 第 1 區	87/F to 90/F 87樓至90樓	A

### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。



6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

附件2.8 (適用於2021年7月30日發布之銷售安排第30號內提供出售的指明住宅物業之臨時買賣合約日期為2021年8月3日至2021年9月3日期間(包括首尾兩日)之交易項目)

**Annex 2.8(Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 30 issued on 30 July 2021, with dates of PASP between 3 August 2021 to 3 September 2021(both dates inclusive))**

**Appendix 1 of the Tender Notice**

**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits

贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。



Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
  - (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



*Section 4—Payment plan*  
第 4 節—支付辦法

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion of Flat B, 12/F, Zone 2 and Flat A, 86/F, Zone 1, Tower 20 shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

第 20 座第 2 區 12 樓 B 單位及第 1 區 86 樓 A 單位的成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion of Flat B, 12/F, Zone 2 and Flat A, 86/F, Zone 1, Tower 20 shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

第 20 座第 2 區 12 樓 B 單位及第 1 區 86 樓 A 單位的成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用)所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用] 於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。



**Annex 2.9 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 31 issued on 3 September 2021, with dates of PASP between 7 September 2021 to 29 October 2021(both dates inclusive))**

**附件2.9 (適用於2021年9月3日發布之銷售安排第31號內提供出售的指明住宅物業之臨時買賣合約日期為2021年9月7至2021年10月29日期間(包括首尾兩日)之交易項目)**

**Schedule to the Tender Notice**

**招標公告附表**

**Part A**

**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.

承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B	1	8082, 8085, 8086, 8087
Tower 20 第 20 座	Zone 1 第 1 區	86/F 86 樓	A	1	8062, 8078, 8079, 8186, 8193, 8195, 8196
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	C	1	
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	D	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	

**Part B**

**B 部份**

**Criteria for Submission of Tender**

**投標書提交準則**

**None**

**無**

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。



Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



**Section 4—Payment plan**  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\*    **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\*    **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 枱墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

Furniture and Chattels List of Flat C, 79/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 79 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	5
Cabinet 櫃	3	Place mat 餐墊	2
Chair 椅	8	Plastic mat 枱墊	8
Coffee table 茶几	1	Plate 碟	12
Console 邊桌	2	Side table 邊几	2
Cushion 靠枕	5	Sofa 沙發	1
Display 擺設	31	Spoon 匙	6
Floor lamp 座地燈	1	Table 桌	1
Fork 叉	6	Wine cellar 酒櫃	1
Knife 刀	6	Wine glass 酒杯	6
Napkin with ring 餐巾及環	6		
<b>Bedroom 1 睡房 1</b>			
Bed 床	1	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Clothes 衣服	3	Spoon 匙	1
Cushion 靠枕	3	Table lamp 枱燈	2
Display 擺設	14	Teacup set 茶杯套裝	1
Glass 玻璃杯	1	Tray 托盤	1
Mattress with bedding 床褥及床套	1		
<b>Bedroom 2 睡房 2</b>			
Area rug 地毯	1	Mattress with bedding 床褥及床套	1
Bed 床	1	Photo frame 相架	6
Bed step stool 床尾椅	2	Pillow 枕頭	2
Bedside table 床頭几	2	Quilt 被	1
Bench 長椅	1	Shoes 鞋	1
Blanket 毛毯	1	Side table 邊几	1
Book 書	4	Spoon 匙	1
Chair 椅	2	Standing mirror 全身鏡	1
Clothes and accessories 衣服及飾品	13	Table lamp 枱燈	1
Cushion 靠枕	7	Teacup set 茶杯套裝	1
Display 擺設	28	Tray 托盤	3
Desk 書枱	1	Wine Glass 酒杯	2
<b>Bathroom of Bedroom 2 睡房 2 的浴室</b>			
Display 擺設	6	Towel 毛巾	8
<b>Bathroom 浴室</b>			
Display 擺設	4	Tray 托盤	1
Glass 玻璃杯	2	Towel 毛巾	7
Hand wash dispenser 洗手液器	1		
<b>Store 儲物室</b>			
Display 擺設	4	High stool 高腳凳	1
Glass 玻璃杯	4	Wine glass 酒杯	2
<b>Kitchen 廚房</b>			
Book 書	1	Plate 碟	1
Chopping board 砧板	1	Pot 鍋	3
Display 擺設	11	Salt container 鹽瓶	1
High stool 高腳凳	2	Tray 托盤	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Oil container 油瓶	1	Wine glass 酒杯	3
Pepper container 胡椒瓶	1		
<b>Bedroom 4 睡房 4</b>			
Bed 床	1	Glass 玻璃杯	2
Bedside table 床頭几	1	Mattress with bedding 床褥及床套	1
Book 書	4	Photo frame 相架	2
Chair 椅	1	Pillow 枕頭	2
Clothes 衣服	4	Quilt 被	3
Cushion 靠枕	4	Shoes 鞋	1
Desk 書枱	1	Tray 托盤	1
Display 擺設	12		
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	4	Towel 毛巾	6
Hand wash dispenser 洗手液器	1	Tray 托盤	1
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Display 擺設	1		



**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[†☐適用/☐不適用] 於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[†☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

**Annex 2.10 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 35 issued on 28 July 2022 with dates of PASP between 1 August 2022 to 27 October 2022 (both dates inclusive))**

**附件2.10(適用於2022年7月28日發布之銷售安排第35號內提供出售的指明住宅物業之臨時買賣合約日期為2022年8月1日起至2022年10月27日期間(包括首尾兩日)之交易項目))**

**Schedule to the Tender Notice  
招標公告附表**

**Part A  
A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.

承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B	1	8082, 8085, 8086, 8087
Tower 20 第 20 座	Zone 1 第 1 區	86/F 86 樓	A	1	8062, 8078, 8079, 8186, 8195, 8196
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	D	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	

**Part B  
B 部份**

**Criteria for Submission of Tender  
投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.



本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
  - (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**

**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any), the Furniture and Chattels as set out in paragraph 3 (if any) and Kitchen Cabinet as set out in paragraph 5 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）、第 3 段所述的傢俱和物件（如有）及第 5 段所述的廚櫃（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		



**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

**Annex 2.11 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 37 issued on 27 October 2022 with dates of PASP between 31 October 2022 to 26 January 2023 (both dates inclusive))**

**附件2.11(適用於2022年10月27日發布之銷售安排第37號內提供出售的指明住宅物業之臨時買賣合約日期為2022年10月31日起至2023年1月26日期間(包括首尾兩日)之交易項目))**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property. 承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B	1	8082, 8085, 8086, 8087
Tower 20 第 20 座	Zone 1 第 1 區	87/F 87 樓	A	1	8078, 8079, 8186, 8195, 8196
Tower 21 第 21 座	Zone 3 第 3 區	79/F 79 樓	D	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.



本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個(或以上)香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的(總)估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的(總)估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的(總)估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的(總)估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4–Payment plan*  
**第 4 節–支付辦法**

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 枱墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		



**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

**Annex 2.12 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 38 issued on 26 January 2023 with dates of PASP between 30 January 2023 to 19 February 2023 (both dates inclusive))**

**附件2.12(適用於2023年1月26日發布之銷售安排第38號內提供出售的指明住宅物業之臨時買賣合約日期為2023年1月30日起至2023年2月19日期間(包括首尾兩日)之交易項目)**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.

承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B	1	8082, 8085, 8086, 8087
Tower 20 第 20 座	Zone 1 第 1 區	87/F 87 樓	A	1	8078, 8079, 8186, 8195, 8196, 8210
Tower 21 第 21 座	Zone 3 第 3 區	78/F 78 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.



本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的（總）估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的（總）估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price); or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及／或其他條件)作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。



- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**

**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。



**Annex 2.13 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 38 issued on 26 January 2023 and No. 39 issued on 16 February 2023 with dates of PASP between 20 February 2023 to 19 March 2023 (both dates inclusive))**

附件2.13(適用於2023年1月26日發布之銷售安排第38號及2023年2月16日發布之銷售安排第39號內提供出售的指明住宅物業之臨時買賣合約日期為2023年2月20日起至2023年3月19日期間(包括首尾兩日)之交易項目)

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 20 第 20 座	Zone 2 第 2 區	12/F 12 樓	B	1	8082, 8085, 8086, 8087
Tower 20 第 20 座	Zone 1 第 1 區	87/F 87 樓	A	1	8078, 8079, 8180, 8186, 8195, 8196, 8201, 8202, 8210
Tower 21 第 21 座	Zone 3 第 3 區	78/F 78 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	D	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的（總）估算價值為樓價的50%或以上



The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的（總）估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price); or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及／或其他條件)作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**

**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。



- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 枱墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

**Annex 2.14 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 38 issued on 26 January 2023, No. 39 issued on 16 February 2023 and No. 40 issued on 16 March 2023 with dates of PASP between 20 March 2023 to 3 April 2023 (both dates inclusive))**

**附件2.14(適用於2023年1月26日發布之銷售安排第38號、2023年2月16日發布之銷售安排第39號及2023年3月16日發布之銷售安排第40號內提供出售的指明住宅物業之臨時買賣合約日期為2023年3月20日起至2023年4月3日期間(包括首尾兩日)之交易項目)**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.

承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 20 第 20 座	Zone 1 第 1 區	88/F 88 樓	A	1	8021, 8175 8078, 8079, 8180, 8186, 8196, 8201, 8202, 8210
Tower 21 第 21 座	Zone 3 第 3 區	78/F 78 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	D	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

**None**  
**無**

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

(I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

(II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。

(III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.

第一按揭貸款以本物業之第一法定按揭作抵押。

(V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

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

第一按揭貸款年期最長為25年。

(VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.

買方須以按月分期償還第一按揭貸款。

(VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

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



第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的（總）估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的（總）估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price); or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
  - (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及／或其他條件)作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged



and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**

**第 I 部分      支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		



**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

**Annex 2.15 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 38 issued on 26 January 2023, No. 39 issued on 16 February 2023, No. 40 issued on 16 March 2023, No. 41 issued on 3 April 2023, No. 42 issued on 20 April 2023 (with the dates of PASP (if any) from 24 April 2023 to 2 July 2023 (both days inclusive)) and No. 42A issued on 29 June 2023 (with the dates of PASP (if any) from 3 July 2023 to 20 July 2023 (both days inclusive)))**

**附件2.15(適用於根據銷售安排於2023年1月26日發布之第38號、2023年2月16日發布之第39號、2023年3月16日發布之第40號、2023年4月3日發布之第41號、2023年4月20日發布之第42號(臨時買賣合約(如有)之日期由2023年4月24日起至2023年7月2日(包括首尾兩日))及2023年6月29日發布之第42A號(臨時買賣合約(如有)之日期由2023年7月3日起至2023年7月20日(包括首尾兩日))提供出售的指明住宅物業之交易項目)**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 21 第 21 座	Zone 1 第 1 區	89/F 89 樓	A	1	8178, 8180, 8196, 8201, 8202, 8203, 8205, 8207, 8210
Tower 21 第 21 座	Zone 3 第 3 區	78/F 78 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	D	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

(I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

(II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。

(III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.

第一按揭貸款以本物業之第一法定按揭作抵押。

(V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

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

第一按揭貸款年期最長為25年。

(VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.

買方須以按月分期償還第一按揭貸款。

(VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

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

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。



- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的（總）估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的（總）估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price); or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
  - (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及／或其他條件)作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



*Section 4–Payment plan*  
**第 4 節–支付辦法**

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 枱墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人士/☐代表他人行事]。

**Annex 2.16 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 43 issued on 20 July 2023 (with the dates of PASP (if any) from 24 July 2023 to 19 October 2023 (both days inclusive))**

**附件2.16 (適用於2023年7月20日發布之銷售安排第43號內提供出售的指明住宅物業 (臨時買賣合約日期為2023年7月24日起至2023年10月19日期間 (包括首尾兩日)) 之交易項目)**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 21 第 21 座	Zone 1 第 1 區	89/F 89 樓	A	1	8178, 8180, 8196, 8201, 8202, 8203, 8205, 8207, 8210
Tower 21 第 21 座	Zone 3 第 3 區	78/F 78 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

**None**  
**無**



**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的（總）估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的（總）估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price); or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>



Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及／或其他條件)作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。



Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人士/☐代表他人行事]。

**Annex 2.17 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 44 issued on 19 October 2023 (with the dates of PASP (if any) from 23 October 2023 to 19 November 2023 (both days inclusive))**

**附件2.17 (適用於2023年10月19日發布之銷售安排第44號內提供出售的指明住宅物業(臨時買賣合約(如有)日期為2023年10月23日起至2023年11月19日期間(包括首尾兩日))之交易項目)**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.

承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車 位號碼
Tower 21 第 21 座	Zone 1 第 1 區	89/F 89 樓	A	1	8178, 8180, 8196, 8201, 8202, 8203, 8205, 8207, 8210
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	B	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

- Appendix 1.1(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VI) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The First Mortgage Loan shall be approved by the designated financing company independently.

第一按揭貸款申請須由指定財務機構獨立審批。

- (X) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan. 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XI) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIII) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。
- (XIV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。



- Appendix 1.1(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- 附錄 1.1(b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 25% of the Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below.  
第二按揭貸款的最高金額為有關貸款計劃所述之樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。

The Amount of the Second Mortgage Loan 第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98%, thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (III) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (IV) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.  
第二按揭貸款以本物業之法定按揭作抵押。
- (V) The Property shall only be self-occupied by the Purchaser.

本物業只可供買方自住。

- (VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (VIII) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (IX) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
- (X) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.  
第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。

- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.1(c) King's Key (only applicable to the Purchaser who is an individual)  
附錄 1.1(c) King's Key (只適用於個人名義買方)

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的業主（或其中一位業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的（總）估算價值為樓價的50%或以上

The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的（總）估算價值為樓價的70%或以上
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Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The maximum amount of Payment Financing shall be:

樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價50%或以上，但少於樓價60%）；或</li> <li>90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price); or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 1.98%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為1.98% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
  - (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIII) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.  
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及／或其他條件)作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。
- (XVI) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。
- (XVII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged

and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



Appendix 1.1(d) Extended Loan (applicable only to the Purchaser who is an individual)  
附錄 1.1(d) 延續貸款（只適用於個人名義買方）

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Extended Loan shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
- (VIII) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (IX) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (X) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XI) All legal documents of the Extended Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors’ costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。

- (XII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XV) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.  
如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**

**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA2)**  
**180 日付款計劃 (TA2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB2)**  
**360 日付款計劃 (TB2)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

- (a) **Standby First Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))  
**備用第一按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

- (b) **Standby Second Mortgage Loan** (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

**備用第二按揭貸款**（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）

The maximum amount of Standby Second Mortgage Loan shall be 25% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 75% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. The relevant interest rates are specified in the table below. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的75%，或應繳付之樓價餘額，以較低者為準。有關按揭利率請參閱以下列表。詳情請參閱招標公告附錄1.1(b)。

The Amount of Standby Second Mortgage Loan 備用第二按揭貸款金額	Interest rate 按揭利率
Higher than 20% of the Purchase Price but not higher than 25% of the Purchase Price 高於樓價的20%但不高於樓價的25%	Interest rate for the first 36 months shall be 2.18% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為2.18% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。
Not higher than 20% of the Purchase Price 不高於樓價的20%	Interest rate for the first 36 months shall be 1.98% p.a., thereafter at Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. 首36個月之按揭利率為1.98% p.a.，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。

- (c) **King's Key** (only applicable to the Purchaser(s) who is/are individual(s))  
**King's Key** (只適用於個人名義買方)

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer** (only applicable to residential property of the Property)  
**首 3 年保修優惠** (只適用於本物業的住宅物業)

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前先安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
(如適用) 所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。



6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 15% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 15%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人/☐代表他人行事]。

**Annex 2.18 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 44 issued on 19 October 2023 (with the dates of PASP (if any) from 20 November 2023 to 18 January 2024 (both days inclusive))**

**附件2.18 (適用於2023年10月19日發布之銷售安排第44號內提供出售的指明住宅物業 (臨時買賣合約(如有)日期為2023年11月20日起至2024年1月18日期間 (包括首尾兩日)) 之交易項目)**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A						
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential property 可連同住宅物業購買 的停車位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購 買的停車位號碼	Number of carparking space that will be offered as an option 可享有認購住戶停 車位權利的數量
Tower 21 第 21 座	Zone 1 第 1 區	89/F 89 樓	A	1	8178, 8180, 8196, 8201, 8202, 8203, 8205, 8207, 8210	-
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2		-
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1		-
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	B	1		1
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1		-

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits  
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

## Appendix 1.1(a) Standby First Mortgage Loan

### 附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows: 如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。

- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (XII) The First Mortgage Loan application shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.  
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

(XVI) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。

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

賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

**Appendix 1.1(b)     Standby Second Mortgage Loan**  
**附錄 1.1(b)        備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I)        The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

- (II)        The maximum amount of the Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price (“the upper limit of the total loan amount”), or the balance of Purchase Price payable, whichever is lower.

第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過樓價的70%（『總貸款金額上限』），或應繳付之樓價餘額，以較低者為準。

Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the upper limit of the total loan amount.

注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低總貸款金額上限。

- (III)       Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

首36個月之利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。

- (IV)       **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (V) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.  
第二按揭貸款以本物業之第二法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年  
期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財  
務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定  
財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行  
紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估，但無須壓  
力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引(如適用)進行壓力  
測試。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則  
貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (XII) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval (including without limitation conducting stress test and assessing repayment ability).



第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮(包括但不限於進行壓力測試及評估還款能力)。

- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.  
第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。
- (XIV) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XVII) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。
- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

**Appendix 1.1(c) King's Key**  
**附錄 1.1(c) King's Key**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的註冊業主（或其中一位註冊業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值(『估算價值』)
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.  
儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

- (III) The maximum amount of Payment Financing shall be:  
樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A (Note 1): for payment of the balance of the Purchase Price A 部份(注1): 用於繳付樓價餘額	<ul style="list-style-type: none"> <li>• 80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%)；或</li> <li>• 90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if</li> </ul>

	<p>the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</p> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
Tranche B (Note 2) (if applicable): for repayment of the mortgage loan of the Existing Property B 部份(注2)（如適用）：用於償還現有物業的按揭貸款	<ul style="list-style-type: none"> <li>• 10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>• 20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>• 30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). 因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

**Note 1:** If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the maximum amount of the Tranche A.)

注1：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低A 部份的最高金額。

Note 2: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, then the Tranche B is not applicable.

注2：如買方的即時印花稅寬免措施的申請獲稅務局接納，則B部份不適用。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing application shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 3.68%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為3.68% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及

monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and

- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。

- (XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

- (XIII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 20% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的20%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIV) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the

Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XV) In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.**

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This loan is subject to other terms and conditions.**

此貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.**

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



## **Appendix 1.1(d) Extended Loan**

### **附錄 1.1(d) 延續貸款**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方
- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (VII) The Extended Loan application shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VIII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

- (IX) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (X) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (XIII) All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XIV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XVII) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。

(XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4–Payment plan*  
**第 4 節–支付辦法**

**Part I      Terms of Payment**

**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA3)**  
**180 日付款計劃 (TA3)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB3)**  
**360 日付款計劃 (TB3)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

**(a) Standby First Mortgage Loan**

**備用第一按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

**(b) Standby Second Mortgage Loan**

**備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(b)。

(c) **King's Key  
King's Key**

- only applicable to the Purchaser(s) who is/are individual(s)  
只適用於個人名義買方

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer (only applicable to residential property of the Property)**  
**首 3 年保修優惠（只適用於本物業的住宅物業）**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		



#### 4. Offer of Residential Car Parking Space(s)

##### 住戶停車位優惠

The Purchaser of a residential property set out in Table 1 below will be offered an option to purchase not more than one(1) designated residential car parking spaces of the Phase as determined by the Person so Engaged. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數不多於一個住戶停車位的權利。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

Table 1 表1			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
Tower 21 第21座	Zone 3 第3區	81/F 81樓	B

**Part III Other Information**

**第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
（如適用）所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company is a related company of the Person so Engaged. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構為如此聘用的人的有聯繫公司。如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.
- 由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5—Declaration regarding ad valorem stamp duty and buyer's stamp duty (†Please tick as appropriate)**  
**第 5 節—有關從價印花稅及買家印花稅的聲明 (†請剔適用者)**

- (a) I am/We are [☐subject to/☐not subject to] buyer's stamp duty.  
本人／我們 [☐須/☐毋須]繳付買家印花稅。
- (b) Flat rate of 7.5% of ad valorem stamp duty is [☐applicable/☐not applicable] to my/our purchase of the Property.  
從價印花稅的劃一 7.5%稅率[☐適用/☐不適用]於本人／我們購買的本物業。
- (c) I am/we are [☐entitled/☐not entitled to] apply for upfront stamp duty relief (applicable to eligible incoming talent(s)).  
本人／吾等[☐有資格/☐沒有資格]申請即時印花稅寬免措施（適用於合資格外來人才）。
- (d) I am/each of us is acquiring the Property [☐on my own behalf and not on behalf of any other person(s) /☐on behalf of other person(s)].  
本人／我們各人在購入本物業時是[☐代表自己行事及並不代表任何其他人士/☐代表他人行事]。  
(Note: This is one of the legal requirements for purchaser who intends to apply for exemption of buyer's stamp duty, claiming of ad valorem stamp duty (Scale 2 rates) or apply for upfront stamp duty relief.)  
(注意：這是對打算申請豁免買家印花稅、申請從價印花稅（第二標準稅率）或申請即時印花稅寬免措施的買方的法律要求之一。)

**Annex 2.1; (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 47A issued on 25 February 2024 (with the dates of PASP (if any) from 29 February 2024 to 18 April 2024 (both days inclusive))**

**附件2.19 (適用於2024年2月25日發布之銷售安排第45A號內提供出售的指明住宅物業(臨時買賣合約(如有)日期為2024年2月29日起至2024年4月18日期間(包括首尾兩日)之交易項目))**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車位 號碼
Tower 21 第 21 座	Zone 1 第 1 區	89/F 89 樓	A	1	8178, 8180, 8196, 8201, 8202, 8203, 8205, 8210
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

## Appendix 1.1(a) Standby First Mortgage Loan

### 附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows: 如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。

- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (XII) The First Mortgage Loan application shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.  
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

(XVI) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。

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

賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。



**Appendix 1.1(b) Standby Second Mortgage Loan**  
**附錄 1.1(b) 備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The maximum amount of the Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price (“the upper limit of the total loan amount”), or the balance of Purchase Price payable, whichever is lower.

第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%（『總貸款金額上限』），或應繳付之樓價餘額，以較低者為準。

Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the upper limit of the total loan amount.

注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低總貸款金額上限。

- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

首36個月之利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。

- (IV) In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (V) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.  
第二按揭貸款以本物業之第二法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年  
期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財  
務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指  
定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀  
行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估，但  
無須壓力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引（如適用）  
進行壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料  
及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (XII) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval (including without limitation conducting stress test and assessing repayment ability).

第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮（包括但不限於進行壓力測試及評估還款能力）。

- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.  
第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。
- (XIV) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XVII) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。
- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

**Appendix 1.1(c) King's Key**  
**附錄 1.1(c) King's Key**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的註冊業主（或其中一位註冊業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值(『估算價值』)
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.  
儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

- (III) The maximum amount of Payment Financing shall be:  
樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A (Note 1): for payment of the balance of the Purchase Price A 部份(注1): 用於繳付樓價餘額	<ul style="list-style-type: none"> <li>• 80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%)；或</li> <li>• 90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if</li> </ul>

	<p>the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</p> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
<p>Tranche B (Note 2) (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（注2）（如適用）：用於償還現有物業的按揭貸款</p>	<ul style="list-style-type: none"> <li>• 10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>• 20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>• 30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). 因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

**Note 1:** If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the maximum amount of the Tranche A.)

注1：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低A 部份的最高金額。

Note 2: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, then the Tranche B is not applicable.

注2：如買方的即時印花稅寬免措施的申請獲稅務局接納，則B部份不適用。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing application shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 3.68%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為3.68% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及



monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and

(b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。

(XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

(XIII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 20% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的20%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

(XIV) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the

Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.  
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.  
如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

## **Appendix 1.1(d) Extended Loan**

### **附錄 1.1(d) 延續貸款**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方
- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (VII) The Extended Loan application shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VIII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

- (IX) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (X) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (XIII) All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XIV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XVII) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。

(XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4–Payment plan*  
**第 4 節–支付辦法**

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA4)**  
**180 日付款計劃 (TA4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB4)**  
**360 日付款計劃 (TB4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

**(a) Standby First Mortgage Loan**

**備用第一按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

**(b) Standby Second Mortgage Loan**

**備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(b)。

(c) **King's Key  
King's Key**

- only applicable to the Purchaser(s) who is/are individual(s)  
只適用於個人名義買方

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer (only applicable to residential property of the Property)**  
**首 3 年保修優惠（只適用於本物業的住宅物業）**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。



Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

#### 4. Offer of Residential Car Parking Space(s)

##### 住戶停車位優惠

- (a) If a residential property set out in Table 1 below (the “1st Unit”) is purchased under this Tender Document and another residential property set out in Table 1 below (the “Related Unit”) is purchased under the Related Tender of the same date, then in respect of each combination of the 1st Unit and the Related Unit, the relevant Purchaser(s) will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged. The relevant Purchaser(s) shall decide which residential property the Option shall be related to and fill in the following details in respect of residential properties in the combination. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser who has the Option shall exercise the Option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the Option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

如一個列於以下表 1 內的住宅物業(『首單位』)是透過本招標文件購買及另一個列於以下表 1 內的住宅物業(『關連單位』)是透過一份相同日期的相關投標書購買，就每一個首單位及關連單位的組合而言，相關買方將獲認購由如此聘用的人決定的該期數的一個住戶停車位的權利(『該權利』)。相關買方須決定該權利屬於哪一個住宅物業，並填寫以下組合中住宅物業的有關詳情。如有任何爭議，如此聘用的人有全權及絕對酌情決定。獲得該權利的買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使該權利認購住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

	Tower 座數	Zone 區	Floor 樓層	Flat 單位	The Option related to this residential property (Please tick as appropriate) 該權利屬於此住宅物業(請剔適用者)
1st Unit 首單位					
Related Unit 關連單位					

- (b) The Purchaser of a residential property set out in Table 1 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 1 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, if the residential property purchased by the Specified Purchaser is already involved in the combination of units satisfying the requirements mentioned in paragraph 4(a) above, the Specified Purchaser shall not be entitled to a balloting chance in respect of the residential property involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方(『指明買方』)，可就購買每個以下表 1 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(a)段所述之購買組合的住宅物業之指明買方，則不會就該組合涉及的住宅物業享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 1 表1			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
20	1	88	C
			D
21	3	79	B
		80	B

- (c) The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

### **Part III Other Information**

#### **第 III 部分 其他資料**

- Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
- According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
- All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
- (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon

demand refund the relevant cash rebate(s) to the Person so Engaged.

(如適用)所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數),在符合提供現金回贈的相關先決條件的情況下,如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈,買方收到要求後須立即退回相關現金回贈予如此聘用的人。

5. The Person so Engaged's designated financing company is a related company of the Person so Engaged. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

如此聘用的人的指定財務機構為如此聘用的人的有聯繫公司。如此聘用的人的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款,無論是促使、洽商、取得或申請貸款,或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.

由如此聘用的人之指定財務機構提供的任何貸款,其最高貸款金額、息率及條款僅供參考,買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定,而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件,否則貸款將不會獲處理。

**Section 5 – Related Tender(s)(if any) († Please tick as appropriate)**

**第5節 – 相關投標書(如有)(†請剔適用者)**

- † ☐ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows (“**Related Tender(s)**”):-

本人/我們確認本人/我們(以本人/我們的名義而非與他人聯名)已遞交以下個別的要約表格(「**相關投標書**」):

	Tower 座數	Zone 區	Floor 樓層	Flat 單位
1.				
2.				

**Please choose only one of the following († Please tick one of the following boxes):-**

請選擇以下其中一個選項: (†請剔其中一個方格)

- † ☐ I/We submit this tender on the condition that I/we wish to be awarded **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人/我們提交本投標的前提為本人/我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人/我們明白若賣方接受本人/我們的本投標書及相關投標書任何其中的一個投標書,其他的投標書將不被理會及不被賣方考慮或接受。本人/我們亦確認、同意及接受賣方決定之投標結果為最終的,而本人/我們將不會就此提出任何申索或反對。

**Annex 2.20 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 46 issued on 18 April 2024 and 47 issued on 18 July 2024 (with the dates of PASP (if any) from 22 April 2024 to 9 October 2024 (both days inclusive))**

**附件2.20 (適用於2024年4月18日發布之銷售安排第46號及2024年7月18日發布之銷售安排第47號內提供出售的指明住宅物業(臨時買賣合約(如有)日期為2024年4月22日起至2024年10月9日期間(包括首尾兩日)之交易項目))**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車位 號碼
Tower 21 第 21 座	Zone 1 第 1 區	89/F 89 樓	A	1	8178, 8180, 8196, 8201, 8202, 8203, 8205, 8210
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

**None**  
**無**

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

**Explanatory Notes to the gifts, financial advantage or benefits**  
**贈品、財務優惠或利益的註釋**

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

## Appendix 1.1(a) Standby First Mortgage Loan

### 附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows: 如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。



- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (XII) The First Mortgage Loan application shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.  
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

(XVI) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。

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

賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

**Appendix 1.1(b) Standby Second Mortgage Loan**  
**附錄 1.1(b) 備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The maximum amount of the Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price (“the upper limit of the total loan amount”), or the balance of Purchase Price payable, whichever is lower.

第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%（『總貸款金額上限』），或應繳付之樓價餘額，以較低者為準。

Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the upper limit of the total loan amount.

注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低總貸款金額上限。

- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

首36個月之利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。

- (IV) In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (V) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.  
第二按揭貸款以本物業之第二法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年  
期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財  
務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指  
定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀  
行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估，但  
無須壓力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引（如適用）  
進行壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料  
及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (XII) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval (including without limitation conducting stress test and assessing repayment ability).

第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮（包括但不限於進行壓力測試及評估還款能力）。

- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.

第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。

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

所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。

- (XV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This Second Mortgage Loan is subject to other terms and conditions.

此第二按揭貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

**Appendix 1.1(c) King's Key**  
**附錄 1.1(c) King's Key**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的註冊業主（或其中一位註冊業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值(『估算價值』)
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.  
儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

- (III) The maximum amount of Payment Financing shall be:  
樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A (Note 1): for payment of the balance of the Purchase Price A 部份(注1): 用於繳付樓價餘額	<ul style="list-style-type: none"> <li>• 80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%)；或</li> <li>• 90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if</li> </ul>



	<p>the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</p> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
<p>Tranche B (Note 2) (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（注2）（如適用）：用於償還現有物業的按揭貸款</p>	<ul style="list-style-type: none"> <li>• 10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>• 20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>• 30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). 因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

**Note 1:** If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the maximum amount of the Tranche A.)

注1：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低A 部份的最高金額。

Note 2: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, then the Tranche B is not applicable.

注2：如買方的即時印花稅寬免措施的申請獲稅務局接納，則B部份不適用。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing application shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 3.68%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為3.68% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及

monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and

(b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。

(XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

(XIII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 20% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的20%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

(XIV) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the

Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XV) In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.**

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This loan is subject to other terms and conditions.**

此貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.**

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

## **Appendix 1.1(d) Extended Loan**

### **附錄 1.1(d) 延續貸款**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方
- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (VII) The Extended Loan application shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VIII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

- (IX) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (X) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (XIII) All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XIV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XVII) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。

(XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA4)**  
**180 日付款計劃 (TA4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB4)**  
**360 日付款計劃 (TB4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。



**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

**(a) Standby First Mortgage Loan**

**備用第一按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

**(b) Standby Second Mortgage Loan**

**備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(b)。

(c) **King's Key  
King's Key**

- only applicable to the Purchaser(s) who is/are individual(s)  
只適用於個人名義買方

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer (only applicable to residential property of the Property)**  
**首 3 年保修優惠（只適用於本物業的住宅物業）**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

#### 4. Offer of Residential Car Parking Space(s)

##### 住戶停車位優惠

- (a) If a residential property set out in Table 1 below (the “1st Unit”) is purchased under this Tender Document and another residential property set out in Table 1 below (the “Related Unit”) is purchased under the Related Tender of the same date, then in respect of each combination of the 1st Unit and the Related Unit, the relevant Purchaser(s) will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged. The relevant Purchaser(s) shall decide which residential property the Option shall be related to and fill in the following details in respect of residential properties in the combination. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser who has the Option shall exercise the Option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the Option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

如一個列於以下表 1 內的住宅物業(『首單位』)是透過本招標文件購買及另一個列於以下表 1 內的住宅物業(『關連單位』)是透過一份相同日期的相關投標書購買，就每一個首單位及關連單位的組合而言，相關買方將獲認購由如此聘用的人決定的該期數的一個住戶停車位的權利(『該權利』)。相關買方須決定該權利屬於哪一個住宅物業，並填寫以下組合中住宅物業的有關詳情。如有任何爭議，如此聘用的人有全權及絕對酌情決定。獲得該權利的買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使該權利認購住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

	Tower 座數	Zone 區	Floor 樓層	Flat 單位	The Option related to this residential property (Please tick as appropriate) 該權利屬於此住宅物業(請剔適用者)
1st Unit 首單位					
Related Unit 關連單位					

- (b) The Purchaser of a residential property set out in Table 1 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 1 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, if the residential property purchased by the Specified Purchaser is already involved in the combination of units satisfying the requirements mentioned in paragraph 4(a) above, the Specified Purchaser shall not be entitled to a balloting chance in respect of the residential property involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方(『指明買方』)，可就購買每個以下表 1 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(a)段所述之購買組合的住宅物業之指明買方，則不會就該組合涉及的住宅物業享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 1 表1			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
20	1	88	C
			D

- (c) The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.  
 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

### **Part III Other Information**

#### **第 III 部分 其他資料**

- Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
 視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
- According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
- All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
 所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
- (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
 （如適用）所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換

算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。

5. The Person so Engaged's designated financing company is a related company of the Person so Engaged. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

如此聘用的人的指定財務機構為如此聘用的人的有聯繫公司。如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.

由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5 – Related Tender(s)(if any) († Please tick as appropriate)**

**第5節 – 相關投標書（如有）（†請剔適用者）**

- † ☐ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows (“**Related Tender(s)**”):-

本人／我們確認本人／我們（以本人／我們的名義而非與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Tower 座數	Zone 區	Floor 樓層	Flat 單位
1.				
2.				

**Please choose only one of the following († Please tick one of the following boxes):-**

請選擇以下其中一個選項：（†請剔其中一個方格）

- † ☐ I/We submit this tender on the condition that I/we wish to be awarded **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為本人／我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人／我們明白若賣方接受本人／我們的本投標書及相關投標書任何其中的一個投標書，其他的投標書將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

- † ☐ I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the

**Annex 2.21 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements No. 47A issued on 6 October 2024 (with the dates of PASP (if any) from 10 October 2024 to 17 October 2024 (both days inclusive))**

**附件2.21 (適用於2024年10月6日發布之銷售安排第47A號內提供出售的指明住宅物業(臨時買賣合約(如有)日期為2024年10月10日起至2024年10月17日期間(包括首尾兩日)之交易項目))**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車位 號碼
Tower 21 第 21 座	Zone 1 第 1 區	89/F 89 樓	A	1	8172, 8178, 8180, 8196, 8201, 8202, 8203, 8205, 8210
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

None  
無



**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits  
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

## Appendix 1.1(a) Standby First Mortgage Loan

### 附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows: 如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。

- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (XII) The First Mortgage Loan application shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.  
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

(XVI) The First Mortgage Loan is subject to other terms and conditions.  
第一按揭貸款受其他條款及細則約束。

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

賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

**Appendix 1.1(b) Standby Second Mortgage Loan**  
**附錄 1.1(b) 備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The maximum amount of the Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price (“the upper limit of the total loan amount”), or the balance of Purchase Price payable, whichever is lower.

第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%（『總貸款金額上限』），或應繳付之樓價餘額，以較低者為準。

Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the upper limit of the total loan amount.

注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低總貸款金額上限。

- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

首36個月之利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。

- (IV) In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (V) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.  
第二按揭貸款以本物業之第二法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年  
期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財  
務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指  
定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀  
行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估，但  
無須壓力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引（如適用）  
進行壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料  
及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (XII) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval (including without limitation conducting stress test and assessing repayment ability).

第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮（包括但不限於進行壓力測試及評估還款能力）。

- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.

第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。

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

所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。

- (XV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This Second Mortgage Loan is subject to other terms and conditions.

此第二按揭貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。



**Appendix 1.1(c) King's Key**  
**附錄 1.1(c) King's Key**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的註冊業主（或其中一位註冊業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值(『估算價值』)
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.  
儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

- (III) The maximum amount of Payment Financing shall be:  
樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A (Note 1): for payment of the balance of the Purchase Price A 部份(注1)：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>• 80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%)；或</li> <li>• 90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if</li> </ul>

	<p>the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</p> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
<p>Tranche B (Note 2) (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（注2）（如適用）：用於償還現有物業的按揭貸款</p>	<ul style="list-style-type: none"> <li>• 10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>• 20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>• 30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). 因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

**Note 1:** If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the maximum amount of the Tranche A.)

注1：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低A 部份的最高金額。

Note 2: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, then the Tranche B is not applicable.

注2：如買方的即時印花稅寬免措施的申請獲稅務局接納，則B部份不適用。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing application shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 3.68%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為3.68% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及

monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and

- (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。

- (XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

- (XIII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 20% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的20%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIV) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the

Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This loan is subject to other terms and conditions.

此貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

## **Appendix 1.1(d) Extended Loan**

### **附錄 1.1(d) 延續貸款**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方
- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (VII) The Extended Loan application shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VIII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

- (IX) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (X) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (XIII) All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XIV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XVII) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。



(XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I        Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA4)**  
**180 日付款計劃 (TA4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat A, 90/F, Zone 1, Tower 21 and Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 1 區 90 樓 A 單位及第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB4)**  
**360 日付款計劃 (TB4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat A, 90/F, Zone 1, Tower 21 and Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 1 區 90 樓 A 單位及第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

**(a) Standby First Mortgage Loan**

**備用第一按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

**(b) Standby Second Mortgage Loan**

**備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(b)。

(c) **King's Key  
King's Key**

- only applicable to the Purchaser(s) who is/are individual(s)  
只適用於個人名義買方

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer (only applicable to residential property of the Property)**  
**首 3 年保修優惠（只適用於本物業的住宅物業）**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat A, 90/F, Zone 1, Tower 21, The Cullinan 天璽第 21 座第 1 區 90 樓 A 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Place mat 餐墊	8
Book 書	1	Plate 碟	26
Bowl 碗	2	Pot 鍋	1
Chair 椅	9	Roller blind 捲簾	5
Coffee table 茶几	1	Sofa 沙發	1
Curtain 窗簾	2	Spoon 匙	12
Cushion 靠枕	6	Dining table 餐桌	1
Display 擺設	30	Teacup set 茶杯套裝	2
Floor lamp 座地燈	1	Television 電視	2
Fork 叉	10	Tray 托盤	2
Glass 玻璃杯	7	TV cabinet 電視櫃	1
Knife 刀	8	Wine glass 酒杯	18
Napkin with ring 餐巾及環	8		
<b>Kitchen 廚房</b>			
Bowl 碗	1	Placemat 餐墊	1
Display 擺設	1	Plate 碟	4
Pan 平底鍋	1		
<b>Store 儲物室</b>			
Transformer Bed 反床	1	Wall mounted cabinet 吊櫃	1
<b>Lavatory (beside main entrance) 洗手間 (大門入口側)</b>			
Display 擺設	2		
<b>Bedroom 1 睡房 1</b>			
Bench 長椅	1	Display stand 擺設架	1
Book 書	1	Floor lamp 座地燈	1
Chair 椅	1	Photo frame 相架	2
Curtain 窗簾	2	Roller blind 捲簾	1
Cushion 靠枕	3	Teacup with plate 茶杯連碟	1
Desk 書枱	1	Tray 托盤	1
Display 擺設	15		
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress cover 床墊	2
Bedside table 床頭几	2	Mattress with bed sheet 床褥及床單	1
Blanket 毛毯	1	Photo frame 相架	2
Book 書	8	Pillow and cover 枕頭及枕套	4
Chair 椅	1	Quilt 被	1
Clothes 衣服	8	Table lamp 枱燈	1
Curtain 窗簾	2	Teacup with plate 茶杯連碟	2
Cushion 靠枕	4	Tray 托盤	1
Display 擺設	6	Wardrobe 衣櫃	1
Floor lamp 座地燈	1		
<b>Bathroom 浴室</b>			
Display 擺設	1	Tray 托盤	1
Towel 毛巾	4		

Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Bedroom 3 睡房 3</b>			
Alarm clock 鬧鐘	1	Pendent light 吊燈	1
Bed 床	1	Photo album 相簿	1
Bedside table 床頭几	2	Pillow and Cover 枕頭及枕套	4
Blanket 氈	1	Photo frame 相架	2
Book 書	3	Quilt 被	2
Clothes 衣服	24	Scarf 圍巾	2
Curtain 窗簾	5	Shoes 鞋(in pair 一對)	2
Cushion 靠枕	9	Table lamp 檯燈	2
Display 擺設	23	Teacup with plate 茶杯連碟	1
Display stand 擺設架	1	Television 電視	1
Floor Lamp 座地燈	1	Tray 托盤	2
Mattress with bed sheet and mattress cover 床褥連床單及床墊	1	TV cabinet 電視櫃	1
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Roller blind 捲簾	1	Tray 托盤	3
Display 擺設	7	Wall lamp 壁燈	1
Towel 毛巾	7		
<b>Bedroom 4 睡房 4</b>			
Bed 床	1	Pendent light 吊燈	1
Book 書	1	Photo Frame 相架	3
Chair 椅	1	Pillow with cover 枕頭及枕頭套	2
Cushion 靠枕	8	Quilt with cover 被及被套	1
Curtain 窗簾	2	Side table 邊几	2
Display 擺設	14	Desk 書枱	1
Table lamp 檯燈	1	Teacup with plate 茶杯連碟	2
Mattress with bed sheet 床褥及床單	1	Tray 托盤	1
Mattress cover 床墊	2		
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Roller blind 捲簾	1	Tray 托盤	1
Display 擺設	3	Wall lamp 壁燈	1
Towel 毛巾	3		

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 枱墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		



#### 4. Offer of Residential Car Parking Space(s)

##### 住戶停車位優惠

- (a) If a residential property set out in Table 1 below (the “1st Unit”) is purchased under this Tender Document and another residential property set out in Table 1 below (the “Related Unit”) is purchased under the Related Tender of the same date, then in respect of each combination of the 1st Unit and the Related Unit, the relevant Purchaser(s) will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged. The relevant Purchaser(s) shall decide which residential property the Option shall be related to and fill in the following details in respect of residential properties in the combination. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser who has the Option shall exercise the Option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the Option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

如一個列於以下表 1 內的住宅物業(『首單位』)是透過本招標文件購買及另一個列於以下表 1 內的住宅物業(『關連單位』)是透過一份相同日期的相關投標書購買，就每一個首單位及關連單位的組合而言，相關買方將獲認購由如此聘用的人決定的該期數的一個住戶停車位的權利(『該權利』)。相關買方須決定該權利屬於哪一個住宅物業，並填寫以下組合中住宅物業的有關詳情。如有任何爭議，如此聘用的人有全權及絕對酌情決定。獲得該權利的買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使該權利認購住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

	Tower 座數	Zone 區	Floor 樓層	Flat 單位	The Option related to this residential property (Please tick as appropriate) 該權利屬於此住宅物業(請剔適用者)
1st Unit 首單位					
Related Unit 關連單位					

- (b) The Purchaser of a residential property set out in Table 1 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 1 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, if the residential property purchased by the Specified Purchaser is already involved in the combination of units satisfying the requirements mentioned in paragraph 4(a) above, the Specified Purchaser shall not be entitled to a balloting chance in respect of the residential property involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方(『指明買方』)，可就購買每個以下表 1 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(a)段所述之購買組合的住宅物業之指明買方，則不會就該組合涉及的住宅物業享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 1 表1			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
20	1	88	C
			D

- (c) The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.  
 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

### **Part III Other Information**

#### **第 III 部分 其他資料**

- Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
 視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
- According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
- All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
 所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
- (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
 （如適用）所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換

算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。

5. The Person so Engaged's designated financing company is a related company of the Person so Engaged. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

如此聘用的人的指定財務機構為如此聘用的人的有聯繫公司。如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.

由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5 – Related Tender(s)(if any) († Please tick as appropriate)**

**第5節 – 相關投標書（如有）（†請剔適用者）**

- † ☐ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows (“**Related Tender(s)**”):-

本人／我們確認本人／我們（以本人／我們的名義而非與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Tower 座數	Zone 區	Floor 樓層	Flat 單位
1.				
2.				

**Please choose only one of the following († Please tick one of the following boxes):-**

請選擇以下其中一個選項：（†請剔其中一個方格）

- † ☐ I/We submit this tender on the condition that I/we wish to be awarded **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為本人／我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人／我們明白若賣方接受本人／我們的本投標書及相關投標書任何其中的一個投標書，其他的投標書將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

**Annex 2.22 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements Nos. 48 issued on 17 October 2024 and 49 issued on 16 January 2025 (with the dates of PASP (if any) from 21 October 2024 to 30 March 2025 (both days inclusive))**

**附件2.22 (適用於2024年10月17日發布之銷售安排第48號及2025年1月16日發布之銷售安排第49號內提供出售的指明住宅物業(臨時買賣合約(如有)日期為2024年10月21日起至2025年3月30日期間(包括首尾兩日)之交易項目))**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A					
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space that can be purchased together with the residential proeprty 可連同住宅物業購買的停車 位的數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購買的停車位 號碼
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A	1	8172, 8178, 8180, 8196, 8201, 8202, 8205, 8210
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

**None**  
**無**

**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits  
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

## Appendix 1.1(a) Standby First Mortgage Loan

### 附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows: 如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。

- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (XII) The First Mortgage Loan application shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.  
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

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

第一按揭貸款受其他條款及細則約束。

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

賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。



**Appendix 1.1(b)      Standby Second Mortgage Loan**  
**附錄 1.1(b)          備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I)      The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

- (II)      The maximum amount of the Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price (“the upper limit of the total loan amount”), or the balance of Purchase Price payable, whichever is lower.

第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%（『總貸款金額上限』），或應繳付之樓價餘額，以較低者為準。

Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the upper limit of the total loan amount.

注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低總貸款金額上限。

- (III)      Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.

首36個月之利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。

- (IV)      **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (V) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.  
第二按揭貸款以本物業之第二法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (VII) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年  
期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財  
務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指  
定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀  
行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估，但  
無須壓力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引（如適用）  
進行壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料  
及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (XII) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval (including without limitation conducting stress test and assessing repayment ability).

第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮（包括但不限於進行壓力測試及評估還款能力）。

- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.  
第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。
- (XIV) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XVII) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。
- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

**Appendix 1.1(c) King's Key**  
**附錄 1.1(c) King's Key**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的註冊業主（或其中一位註冊業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值(『估算價值』)
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

- (III) The maximum amount of Payment Financing shall be:  
樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A (Note 1): for payment of the balance of the Purchase Price A 部份(注1)：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>• 80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%)；或</li> <li>• 90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if</li> </ul>

	<p>the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</p> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
<p>Tranche B (Note 2) (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（注2）（如適用）：用於償還現有物業的按揭貸款</p>	<ul style="list-style-type: none"> <li>• 10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>• 20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>• 30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). 因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

**Note 1:** If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the maximum amount of the Tranche A.)

注1：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低A 部份的最高金額。

Note 2: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, then the Tranche B is not applicable.

注2：如買方的即時印花稅寬免措施的申請獲稅務局接納，則B部份不適用。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing application shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 3.68%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為3.68% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
- (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及



monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and

(b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。

(XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

(XIII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 20% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的20%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

(XIV) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the

Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XV) In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.**

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This loan is subject to other terms and conditions.**

此貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.**

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

## **Appendix 1.1(d) Extended Loan**

### **附錄 1.1(d) 延續貸款**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方
- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須壓力測試。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (VII) The Extended Loan application shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VIII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

- (IX) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (X) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XII) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.  
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (XIII) All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XIV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XVII) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。

(XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA4)**  
**180 日付款計劃 (TA4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat A, 90/F, Zone 1, Tower 21 and Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 1 區 90 樓 A 單位及第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB4)**  
**360 日付款計劃 (TB4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat A, 90/F, Zone 1, Tower 21 and Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 1 區 90 樓 A 單位及第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

**(a) Standby First Mortgage Loan**

**備用第一按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

**(b) Standby Second Mortgage Loan**

**備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(b)。

(c) **King's Key  
King's Key**

- only applicable to the Purchaser(s) who is/are individual(s)  
只適用於個人名義買方

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer (only applicable to residential property of the Property)**  
**首 3 年保修優惠（只適用於本物業的住宅物業）**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。



Furniture and Chattels List of Flat A, 90/F, Zone 1, Tower 21, The Cullinan 天璽第 21 座第 1 區 90 樓 A 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Placemat 餐墊	8
Book 書	1	Plate 碟	26
Bowl 碗	2	Pot 鍋	1
Chair 椅	9	Roller blind 捲簾	5
Coffee table 茶几	1	Sofa 沙發	1
Curtain 窗簾	2	Spoon 匙	12
Cushion 靠枕	6	Dining table 餐枱	1
Display 擺設	30	Teacup with plate 茶杯連碟	2
Floor lamp 座地燈	1	Television 電視	2
Fork 叉	10	Tray 托盤	2
Glass 玻璃杯	5	TV cabinet 電視櫃	1
Knife 刀	8	Wine glass 酒杯	18
Napkin with ring 餐巾連環	8		
<b>Kitchen 廚房</b>			
Bowl 碗	1	Pan 平底鍋	1
Display 擺設	1	Plate 碟	4
<b>Store 儲物室</b>			
Transformer Bed 反床	1	Wall mounted cabinet 吊櫃	1
<b>Lavatory (beside main entrance) 洗手間 (大門入口側)</b>			
Display 擺設	2		
<b>Bedroom 1 睡房 1</b>			
Bench 長椅	1	Display stand 擺設架	1
Book 書	1	Floor lamp 座地燈	1
Chair 椅	1	Photo frame 相架	2
Curtain 窗簾	2	Roller blind 捲簾	1
Cushion 靠枕	3	Teacup with plate 茶杯連碟	1
Desk 書枱	1	Tray 托盤	1
Display 擺設	15		
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress cover 床墊	2
Bedside table 床頭几	2	Mattress with bed sheet 床褥連床單	1
Blanket 毛毯	1	Photo frame 相架	2
Book 書	8	Pillow with cover 枕頭連套	4
Chair 椅	1	Quilt 被	1
Clothes 衣服	8	Table lamp 枱燈	1
Curtain 窗簾	2	Teacup with plate 茶杯連碟	2
Cushion 靠枕	4	Tray 托盤	1
Display 擺設	6	Wardrobe 衣櫃	1
Floor lamp 座地燈	1		
<b>Bathroom 浴室</b>			
Display 擺設	1	Tray 托盤	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Bedroom 3 睡房 3</b>			
Clock 鐘	1	Pendent light 吊燈	1
Bed 床	1	Photo album 相簿	1
Bedside table 床頭几	2	Pillow with cover 枕頭連套	4
Blanket 氈	1	Photo frame 相架	2
Book 書	3	Quilt 被	2
Clothes 衣服	24	Scarf 圍巾	2
Curtain 窗簾	5	Shoes 鞋(in pair 一對)	2
Cushion 靠枕	9	Table lamp 檯燈	2
Display 擺設	23	Teacup with plate 茶杯連碟	1
Display stand 擺設架	1	Television 電視	1
Floor lamp 座地燈	1	Tray 托盤	2
Mattress with bed sheet and mattress cover 床褥連床單及床墊	1	TV cabinet 電視櫃	1
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Roller blind 捲簾	1	Tray 托盤	3
Display 擺設	7	Wall lamp 壁燈	1
<b>Bedroom 4 睡房 4</b>			
Bed 床	1	Pendent light 吊燈	1
Book 書	1	Photo frame 相架	3
Chair 椅	1	Pillow with cover 枕頭連套	2
Cushion 靠枕	8	Quilt with cover 被連套	1
Curtain 窗簾	2	Side table 邊几	2
Display 擺設	14	Desk 書枱	1
Table lamp 檯燈	1	Teacup with plate 茶杯連碟	2
Mattress with bed sheet 床褥連床單	1	Tray 托盤	1
Mattress cover 床墊	2		
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Roller blind 捲簾	1	Tray 托盤	1
Display 擺設	3	Wall lamp 壁燈	1

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 檯墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

#### 4. Offer of Residential Car Parking Space(s)

##### 住戶停車位優惠

- (a) If a residential property set out in Table 1 below (the “1st Unit”) is purchased under this Tender Document and another residential property set out in Table 1 below (the “Related Unit”) is purchased under the Related Tender of the same date, then in respect of each combination of the 1st Unit and the Related Unit, the relevant Purchaser(s) will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged. The relevant Purchaser(s) shall decide which residential property the Option shall be related to and fill in the following details in respect of residential properties in the combination. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser who has the Option shall exercise the Option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the Option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

如一個列於以下表 1 內的住宅物業(『首單位』)是透過本招標文件購買及另一個列於以下表 1 內的住宅物業(『關連單位』)是透過一份相同日期的相關投標書購買，就每一個首單位及關連單位的組合而言，相關買方將獲認購由如此聘用的人決定的該期數的一個住戶停車位的權利(『該權利』)。相關買方須決定該權利屬於哪一個住宅物業，並填寫以下組合中住宅物業的有關詳情。如有任何爭議，如此聘用的人有全權及絕對酌情決定。獲得該權利的買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使該權利認購住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

	Tower 座數	Zone 區	Floor 樓層	Flat 單位	The Option related to this residential property (Please tick as appropriate) 該權利屬於此住宅物業(請剔適用者)
1st Unit 首單位					
Related Unit 關連單位					

- (b) The Purchaser of a residential property set out in Table 1 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 1 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, if the residential property purchased by the Specified Purchaser is already involved in the combination of units satisfying the requirements mentioned in paragraph 4(a) above, the Specified Purchaser shall not be entitled to a balloting chance in respect of the residential property involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方(『指明買方』)，可就購買每個以下表 1 內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(a)段所述之購買組合的住宅物業之指明買方，則不會就該組合涉及的住宅物業享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

Table 1 表1			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
20	1	88	C
			D

- (c) The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.  
 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

### **Part III Other Information**

#### **第 III 部分 其他資料**

- Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
 視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
- According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
- All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
 所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
- (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
 （如適用）所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換

算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。

5. The Person so Engaged's designated financing company is a related company of the Person so Engaged. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

如此聘用的人的指定財務機構為如此聘用的人的有聯繫公司。如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.

由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5 – Related Tender(s)(if any) († Please tick as appropriate)**

**第5節 – 相關投標書（如有）（†請剔適用者）**

- † ☐ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows (“**Related Tender(s)**”):-

本人／我們確認本人／我們（以本人／我們的名義而非與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Tower 座數	Zone 區	Floor 樓層	Flat 單位
1.				
2.				

**Please choose only one of the following († Please tick one of the following boxes):-**

請選擇以下其中一個選項：（†請剔其中一個方格）

- † ☐ I/We submit this tender on the condition that I/we wish to be awarded **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為本人／我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人／我們明白若賣方接受本人／我們的本投標書及相關投標書任何其中的一個投標書，其他的投標書將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

**Annex 2.23 (Applicable to Transactions of the specified residential properties that are offered to be sold under Sales Arrangements Nos. 49A issued on 27 March 2025 (with the dates of PASP (if any) from 31 March 2025 to 10 April 2025 (both days inclusive))**

**附件2.23 (適用於2025年3月27日發布之銷售安排第49A號內提供出售的指明住宅物業(臨時買賣合約(如有)日期為2025年3月31日起至2025年4月10日期間(包括首尾兩日)之交易項目))**

**Schedule to the Tender Notice**  
**招標公告附表**

**Part A**  
**A 部份**

The Tenderer of residential property set out in Table A below may tender the purchase of not more than the corresponding numbers of carparking space(s) on 3/F of the Phase together with the residential property.  
承投購買列於下表 A 內列出的住宅物業之投標者，可連同住宅物業承投購買不多於對應數目的該期數 3 樓的停車位。

Table A 表 A						
Tower 座數	Zone 區	Floor 樓層	Flat 單位	Number of carparking space(s) that can be purchased together with the residential proeprty 可連同 住宅物業購買的 停車位的數量	Maximum number of carparking space(s) that can be purchased together with the residential property or offered to purchase under an option 可連同住宅物業 購買的停車位或 可獲認購權的停 車位的上限數量	Carparking space(s) no(s). that may be purchased together with the residential property 可連同住宅物業購 買的停車位號碼
Tower 20 第 20 座	Zone 1 第 1 區	89/F 89 樓	A	Not applicable 不適用	2	8001, 8015, 8172, 8178, 8180, 8196, 8201, 8202, 8205, 8210
Tower 21 第 21 座	Zone 1 第 1 區	90/F 90 樓	A	1	Not applicable 不適用	
Tower 21 第 21 座	Zone 3 第 3 區	80/F 80 樓	C	2	Not applicable 不適用	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	A	1	Not applicable 不適用	
Tower 21 第 21 座	Zone 3 第 3 區	81/F 81 樓	D	1	Not applicable 不適用	

**Part B**  
**B 部份**

**Criteria for Submission of Tender**  
**投標書提交準則**

**None**  
**無**



**Appendix 1 of the Tender Notice**  
**招標公告的附錄 1**

Explanatory Notes to the gifts, financial advantage or benefits  
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**  
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

## Appendix 1.1(a) Standby First Mortgage Loan

### 附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows: 如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.  
第一按揭貸款的最高金額為有關貸款計劃所述之樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減1.75% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.  
第一按揭貸款以本物業之第一法定按揭作抵押。

(Only applicable to the Purchaser who is a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

All shareholder(s) and all director(s) of the Purchaser as at the date of the Letter of Acceptance, shall be the guarantor(s) for the First Mortgage Loan.

(只適用於買方為香港註冊成立的有限公司及其所有股東及董事均為個人)

買方於接納書的日期的所有股東和所有董事，必須成為第一按揭貸款的擔保人。

- (VI) The Property shall only be self-occupied by the Purchaser, or (if the Purchaser is a company) its shareholder(s) and/or director(s).  
本物業只可供買方，或(如買方為公司) 買方的股東及/或董事自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.  
第一按揭貸款年期最長為25年。
- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.  
買方須以按月分期償還第一按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied.  
全數或部分償還不徵收提前償還罰款。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月(所有種類)供款總額不可高於每月收入總額的50%。
- (XII) The First Mortgage Loan application shall be approved by the designated financing company independently.  
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.  
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.  
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the

First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

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

第一按揭貸款受其他條款及細則約束。

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

賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

**Appendix 1.1(b) Standby Second Mortgage Loan**  
**附錄 1.1(b) 備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.  
買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price (“the upper limit of the total loan amount”), or the balance of Purchase Price payable, whichever is lower.  
第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%（『總貸款金額上限』），或應繳付之樓價餘額，以較低者為準。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation.  
首36個月之利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減1.75% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.  
第二按揭貸款以本物業之第二法定按揭作抵押。

(Only applicable to the Purchaser who is a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

All shareholder(s) and all director(s) of the Purchaser as at the date of the Letter of Acceptance, shall be the guarantor(s) for the Second Mortgage Loan.

(只適用於買方為香港註冊成立的有限公司及其所有股東及董事均為個人)

買方於接納書的日期的所有股東和所有董事，必須成為第二按揭貸款的擔保人。

- (VI) The Property shall only be self-occupied by the Purchaser, or (if the Purchaser is a company) its shareholder(s) and/or director(s).  
本物業只可供買方自住，或(如買方為公司) 買方的股東及/或董事。
- (VII) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.  
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.  
買方須以按月分期償還第二按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied.  
全數或部分償還不徵收提前償還罰款。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (XII) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval (including without limitation assessing repayment ability).  
第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮（包括但不限於評估還款能力）。

- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.  
第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。
- (XIV) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.  
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
- (XV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.  
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.  
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XVII) This Second Mortgage Loan is subject to other terms and conditions.  
此第二按揭貸款受其他條款及細則約束。
- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.  
賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

**Appendix 1.1(c) King's Key**  
**附錄 1.1(c) King's Key**

- only applicable to the Purchaser who is an individual  
只適用於個人名義買方

The Purchaser can apply to the Person so Engaged's designated financing company ("designated financing company") for the King's Key ("Payment Financing"). Key terms are as follows:

買方可向如此聘用的人的指定財務機構（『指定財務機構』）申請King's Key（『樓價貸款』），主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for the Payment Financing not less than 60 days before the actual date of completion of sale and purchase of the Property. Late loan applications will not be processed by the designated financing company.

買方於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

樓價貸款必須以本物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and  
現有物業的註冊業主（或其中一位註冊業主）必須為買方（或買方其中一位）或買方的至親（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的至親；及
- The title to the Existing Property is good; and  
現有物業的業權良好；及
- The Existing Property is not leased out; and  
現有物業沒有出租；及
- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and  
現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc; and  
現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及



- The value of the Existing Property must satisfy the following requirement:  
現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing 於申請樓價貸款時	The designated financing company's valuation of the Existing Property ("Valuation") 指定財務機構估算現有物業的價值(『估算價值』)
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property(ies) is 50% of the Purchase Price or above 現有物業的(總)估算價值為樓價的50%或以上
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property(ies) is 70% of the Purchase Price or above 現有物業的(總)估算價值為樓價的70%或以上

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.  
儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

- (III) The maximum amount of Payment Financing shall be:  
樓價貸款的最高金額為：

Tranche部份	The maximum amount of Payment Financing 樓價貸款的最高金額
Tranche A: for payment of the balance of the Purchase Price A 部份：用於繳付樓價餘額	<ul style="list-style-type: none"> <li>• 80% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if the (total) valuation of the Existing Property is 50% of the Purchase Price or above, but less than 60% of the Purchase Price); or 樓價的80%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的(總)估算價值為樓價50%或以上，但少於樓價60%)；或</li> <li>• 90% of the Purchase Price less all cash rebate(s) (if any) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price (if</li> </ul>

	<p>the (total) valuation of the Existing Property is 60% of the Purchase Price or above), 樓價的90%及扣除所有如此聘用的人將提供用以支付樓價餘額部份的現金回贈（如有）後的金額（如現有物業的（總）估算價值為樓價60%或以上），</p> <p>provided that the loan amount shall not exceed the balance of Purchase Price payable. 惟貸款金額不可超過應繳付之樓價餘額。</p>
<p>Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property B 部份（如適用）：用於償還現有物業的按揭貸款</p>	<ul style="list-style-type: none"> <li>• 10% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 70% of the Purchase Price or above, but less than 80% of the Purchase Price); or 樓價的10%（如現有物業的（總）估算價值為樓價70%或以上，但少於樓價80%）；或</li> <li>• 20% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 80% of the Purchase Price or above, but less than 90% of the Purchase Price) ; or 樓價的20%（如現有物業的（總）估算價值為樓價80%或以上，但少於樓價90%）；或</li> <li>• 30% of the Purchase Price (if the (total) valuation of the Existing Property(ies) is 90% of the Purchase Price or above), 樓價的30%（如現有物業的（總）估算價值為樓價90%或以上），</li> </ul> <p>provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property. 惟貸款金額不可超過現有物業的按揭貸款餘額。</p>

Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). 因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。

- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit

check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed. 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

- (VI) The Purchaser is required to provide the funding arrangement for repayment on maturity (for example: sale of other property(ies)) and provide the relevant documents (for example: information of the other property(ies)).  
買方須提供於到期還款資金安排（例如：出售其他物業），並提供相關文件證明（例如：其他物業資料）。
- (VII) The Payment Financing application shall be approved by the designated financing company independently.  
樓價貸款申請須由指定財務機構獨立審批。
- (VIII) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.  
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及（如適用）償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。
- (IX) The maximum tenor of the Payment Financing shall be 36 months.  
樓價貸款的年期最長為36個月。
- (X) Interest rate shall be 3.68%p.a. The final interest rate will be subject to approval by the designated financing company.  
利率為3.68% p.a.。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Payment Financing in the following manner:  
買方須以以下方式償還樓價貸款：
  - (a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的A部份；及  
monthly installment amount equivalent to 0.5% of the Purchase Price shall be paid to settle interest first, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and
  - (b) fully repay the balance of the Payment Financing and interest on the maturity date.  
於到期日，全數償還樓價貸款餘款及利息。
- (XII) No prepayment penalty for full repayment or partial prepayment is levied.  
全數或部分償還不徵收提前償還罰款。

- (XIII) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Appendix 1.1(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

買方可向指定財務機構申請附錄1.1(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing 於申請樓價貸款時	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Appendix 1.1(d) for details.

指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 1.1(d)。

- (XIV) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及雜費。

- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the**

**loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This loan is subject to other terms and conditions.  
此貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Payment Financing. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Payment Financing. The Purchaser shall have no claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Payment Financing and/or any matters relating to the Payment Financing.

如此聘用的人或賣方均無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與樓價貸款之安排。買方不得就由於或有關樓價貸款的批核及／或不批核及／或任何樓價貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。

## **Appendix 1.1(d) Extended Loan**

### **附錄 1.1(d) 延續貸款**

- only applicable to the Purchaser who is an individual

只適用於個人名義買方

- (I) The Purchaser makes a written application to the designated financing company for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refer to King’s Key as set out in Appendix 1.1(c)). Late loan applications will not be processed by the designated financing company.  
買方於有關貸款（指附錄1.1(c)所述之King’s Key）到期日前最少60日以書面方式向指定財務機構申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Extended Loan shall be as mentioned in the Appendix 1.1(c).  
延續貸款的最高金額請參閱附錄1.1(c)。
- (III) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.  
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
- (IV) The Property shall only be self-occupied by the Purchaser.  
本物業只可供買方自住。
- (V) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.  
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (VI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.  
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (VII) The Extended Loan application shall be approved by the designated financing company independently.  
延續貸款申請須由指定財務機構獨立審批。
- (VIII) The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.  
延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。

- (IX) The maximum tenor of the Extended Loan shall be 20 years.  
延續貸款年期最長為20年。
- (X) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
- (XI) The Purchaser shall repay the Extended Loan by monthly instalments.  
買方須以按月分期償還延續貸款。
- (XII) No prepayment penalty for full repayment or partial prepayment is levied.  
全數或部分償還不徵收提前償還罰款。
- (XIII) All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.  
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及雜費。
- (XIV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.  
買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
- (XV) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including but not limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**  
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company.  
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。
- (XVII) The Extended Loan is subject to other terms and conditions.  
延續貸款受其他條款及細則約束。
- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Person so Engaged or the Vendor as to the arrangement and the approval of the Extended Loan. The Person so Engaged and the Vendor are not, and will not be, involved in the arrangements of the Extended Loan. The Purchaser shall have no

claims whatsoever against the Person so Engaged and/or the Vendor as a result of or in connection with the approval and/or disapproval of the Extended Loan and/or any matters relating to the Extended Loan.

如此聘用的人或賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。如此聘用的人及賣方並沒有亦不會參與延續貸款之安排。買方不得就由於或有關延續貸款的批核及／或不批核及／或任何延續貸款相關事宜而向如此聘用的人及／或賣方提出任何申索。



*Section 4—Payment plan*  
**第 4 節—支付辦法**

**Part I      Terms of Payment**  
**第 I 部分    支付條款**

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows:  
(\*Please tick according to Purchaser's choice)

本物業的樓價須由買方按以下方式支付予賣方：(\*請按買方的選擇剔選)

☐\* **180 days Payment Plan (TA4)**  
**180 日付款計劃 (TA4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 30 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 90 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 90 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 180 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat A, 90/F, Zone 1, Tower 21 and Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 1 區 90 樓 A 單位及第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

☐\* **360 days Payment Plan (TB4)**  
**360 日付款計劃 (TB4)**

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).  
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance;  
加付訂金即樓價 5% 於接納書的日期後 90 內繳付。
- 5% of the Purchase Price (part payment of Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance; and  
樓價 5% (部份樓價) 於接納書的日期後 180 內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價 85% (樓價餘額) 於接納書的日期後 360 內繳付。

The date of completion shall not be earlier than 90 days after the date of the Letter of Acceptance. The date of completion of Flat A, 90/F, Zone 1, Tower 21 and Flat C, 80/F, Zone 3, Tower 21 shall not be earlier than 170 days after the date of the Letter of Acceptance.

成交日不可早於接納書的日期後 90 日。第 21 座第 1 區 90 樓 A 單位及第 21 座第 3 區 80 樓 C 單位的成交日不可早於接納書的日期後 170 日。

**Part II List of the gifts, financial advantage or benefits**

**第 II 部分 贈品、財務優惠或利益的列表**

**1. Loan Benefit**

**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

**(a) Standby First Mortgage Loan**

**備用第一按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減1.75% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(a)。

**(b) Standby Second Mortgage Loan**

**備用第二按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)  
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of Standby Second Mortgage Loan shall be 20% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of Purchase Price payable, whichever is lower. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。首36個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減1.75% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。詳情請參閱招標公告附錄1.1(b)。

(c) **King's Key  
King's Key**

- only applicable to the Purchaser(s) who is/are individual(s)  
只適用於個人名義買方

King's Key is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the Purchase Price) shall be 90% of the Purchase Price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the Purchase Price. Please see Appendix 1.1(c) of the Tender Notice for details.

King's Key 分為兩部份：A 部份（用於繳付樓價餘額）的最高貸款金額為樓價 90% 及（如適用）B 部份（用於償還現有物業的按揭貸款）的最高貸款金額為樓價 30%。詳情請參閱招標公告附錄 1.1(c)。

**2. First 3 Years Warranty Offer (only applicable to residential property of the Property)**  
**首 3 年保修優惠（只適用於本物業的住宅物業）**

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding landscape area and potted plants (if any) and the Furniture and Chattels as set out in paragraph 3 (if any)) caused otherwise than by the act or neglect of any person (excluding the Person so Engaged). The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，本物業（但不包括園景及盆栽（如有）及第 3 段所述的傢俱和物件（如有））有欠妥之處（正常損耗除外），而該欠妥之處並非由任何人（不包括如此聘用的人）之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

**3. Furniture and Chattels Offer**  
**傢俱和物件優惠**

The Purchaser of any one residential property set out in table below will be given the corresponding furniture and chattels ("Furniture and Chattels") currently displayed and placed at the residential property free of charge. No warranty or representation whatsoever is given by the Vendor, the Person so Engaged or any person on behalf of the Vendor and the Person so Engaged in any respect as regards the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered at the Property to Purchaser upon completion on "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before purchasing the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

以下列表內任何一個住宅物業之買方可免費獲贈對應的於住宅物業現有展示及安放之傢俱和物件（『傢俱和物件』）。賣方、如此聘用的人或他們的代表不會就傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能，及其是否或將會是否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『屆時之現狀』在本物業交予買方。買方應於購買本物業前安排其委任之專家及專業人員全面檢查該傢俱。在任何情況下，買方不得就傢俱和物件提出任何異議或質詢。為免疑問，第 2 段所述的首 3 年保修優惠不適用於傢俱和物件。本優惠受其他條款及條件約束。

Furniture and Chattels List of Flat A, 90/F, Zone 1, Tower 21, The Cullinan 天璽第 21 座第 1 區 90 樓 A 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Placemat 餐墊	8
Book 書	1	Plate 碟	26
Bowl 碗	2	Pot 鍋	1
Chair 椅	9	Roller blind 捲簾	5
Coffee table 茶几	1	Sofa 沙發	1
Curtain 窗簾	2	Spoon 匙	12
Cushion 靠枕	6	Dining table 餐枱	1
Display 擺設	30	Teacup with plate 茶杯連碟	2
Floor lamp 座地燈	1	Television 電視	2
Fork 叉	10	Tray 托盤	2
Glass 玻璃杯	5	TV cabinet 電視櫃	1
Knife 刀	8	Wine glass 酒杯	18
Napkin with ring 餐巾連環	8		
<b>Kitchen 廚房</b>			
Bowl 碗	1	Pan 平底鍋	1
Display 擺設	1	Plate 碟	4
<b>Store 儲物室</b>			
Transformer Bed 反床	1	Wall mounted cabinet 吊櫃	1
<b>Lavatory (beside main entrance) 洗手間 (大門入口側)</b>			
Display 擺設	2		
<b>Bedroom 1 睡房 1</b>			
Bench 長椅	1	Display stand 擺設架	1
Book 書	1	Floor lamp 座地燈	1
Chair 椅	1	Photo frame 相架	2
Curtain 窗簾	2	Roller blind 捲簾	1
Cushion 靠枕	3	Teacup with plate 茶杯連碟	1
Desk 書枱	1	Tray 托盤	1
Display 擺設	15		
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress cover 床墊	2
Bedside table 床頭几	2	Mattress with bed sheet 床褥連床單	1
Blanket 毛毯	1	Photo frame 相架	2
Book 書	8	Pillow with cover 枕頭連套	4
Chair 椅	1	Quilt 被	1
Clothes 衣服	8	Table lamp 枱燈	1
Curtain 窗簾	2	Teacup with plate 茶杯連碟	2
Cushion 靠枕	4	Tray 托盤	1
Display 擺設	6	Wardrobe 衣櫃	1
Floor lamp 座地燈	1		
<b>Bathroom 浴室</b>			
Display 擺設	1	Tray 托盤	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Bedroom 3 睡房 3</b>			
Clock 鐘	1	Pendent light 吊燈	1
Bed 床	1	Photo album 相簿	1
Bedside table 床頭几	2	Pillow with cover 枕頭連套	4
Blanket 氈	1	Photo frame 相架	2
Book 書	3	Quilt 被	2
Clothes 衣服	24	Scarf 圍巾	2
Curtain 窗簾	5	Shoes 鞋(in pair 一對)	2
Cushion 靠枕	9	Table lamp 檯燈	2
Display 擺設	23	Teacup with plate 茶杯連碟	1
Display stand 擺設架	1	Television 電視	1
Floor lamp 座地燈	1	Tray 托盤	2
Mattress with bed sheet and mattress cover 床褥連床單及床墊	1	TV cabinet 電視櫃	1
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Roller blind 捲簾	1	Tray 托盤	3
Display 擺設	7	Wall lamp 壁燈	1
<b>Bedroom 4 睡房 4</b>			
Bed 床	1	Pendent light 吊燈	1
Book 書	1	Photo frame 相架	3
Chair 椅	1	Pillow with cover 枕頭連套	2
Cushion 靠枕	8	Quilt with cover 被連套	1
Curtain 窗簾	2	Side table 邊几	2
Display 擺設	14	Desk 書枱	1
Table lamp 檯燈	1	Teacup with plate 茶杯連碟	2
Mattress with bed sheet 床褥連床單	1	Tray 托盤	1
Mattress cover 床墊	2		
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Roller blind 捲簾	1	Tray 托盤	1
Display 擺設	3	Wall lamp 壁燈	1

Furniture and Chattels List of Flat C, 80/F, Zone 3, Tower 21, The Cullinan 天璽第 21 座第 3 區 80 樓 C 單位傢俱和物件清單			
Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living Room and Dining Room 客廳及飯廳</b>			
Area rug 地毯	1	Photo frame 相架	6
Bench 長椅	1	Plate 碟	18
Blanket 毛毯	1	Side table 邊几	1
Book 書	2	Sofa 沙發	1
Chair 椅	10	Spoon 匙	6
Coffee table 茶几	1	Table 桌	1
Console 邊桌	1	Table lamp 檯燈	1
Cushion 靠枕	8	Table mat 枱墊	3
Display 擺設	31	Teacup set 茶杯套裝	6
Fork 叉	6	Wine glass 酒杯	16
Knife 刀	6	Wall mirror 掛牆鏡	1
Napkin with ring 餐巾及環	6		
<b>Kitchen 廚房</b>			
Book 書	3	Pot 鍋	1
Display 擺設	28	Teacup set 茶杯套裝	2
Frying pan 平底鍋	1	Tray 托盤	1
Kitchenware 廚具	6	Wine glass 酒杯	2
Plates 碟	19		
<b>Bedroom 1 睡房 1</b>			
Book 書	13	Display 擺設	13
Chair 椅	2	Photo frame 相架	2
Desk 書枱	1	Table lamp 檯燈	1
<b>Bedroom 2 睡房 2</b>			
Bed 床	1	Mattress with bedding 床褥及床套	1
Bedside table 床頭几	2	Photo frame 相架	1
Blanket 毛毯	1	Pillow 枕頭	2
Book 書	1	Quilt 被	1
Cushion 靠枕	3	Table lamp 檯燈	2
Display 擺設	10		
<b>Bedroom 3 睡房 3</b>			
Bed 床	1	Display 擺設	23
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Blanket 毛毯	1	Photo frame 相架	7
Book 書	17	Pillow 枕頭	2
Chair 椅	1	Quilt 被	1
Clothes 衣服	9	Table lamp 檯燈	2
Cushion 靠枕	4	Tray 托盤	1
Desk 書枱	1		
<b>Bathroom of Bedroom 3 睡房 3 的浴室</b>			
Display 擺設	12	Towel 毛巾	6
<b>Bathroom 浴室</b>			
Display 擺設	2	Wall mirror 掛牆鏡	1
Towel 毛巾	5		
<b>Store 儲物室</b>			
Bed 床	1	Display 擺設	1

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Blanket 毛毯	1	Mattress with bedding 床褥及床套	1
Cushion 靠枕	5		
<b>Lavatory beside Store 儲物室側的洗手間</b>			
Towel 毛巾	2	Display 擺設	1
<b>Bedroom 4 睡房 4</b>			
Book 書	2	Desk 書枱	1
Chair 椅	1	Display 擺設	5
Cushion 靠枕	5	Photo frame 相架	1
<b>Bathroom of Bedroom 4 睡房 4 的浴室</b>			
Display 擺設	2	Towel 毛巾	4
<b>Bedroom 5 睡房 5</b>			
Accessories 飾品	2	Glass 玻璃杯	2
Bed 床	1	Hi-Fi with shelf 音響及架	1
Bedside table 床頭几	2	Mattress with bedding 床褥及床套	1
Bench 長椅	1	Photo frame 相架	8
Blanket 毛毯	1	Pillow 枕頭	4
Book 書	7	Quilt 被	1
Chair 椅	1	Side board 邊櫃	1
Coffee table 茶几	1	Side table 邊几	1
Cushion 靠枕	9	Tray 托盤	2
Display 擺設	29	Table lamp 枱燈	2
Teacup set 茶杯套裝	1		
<b>Bathroom of Bedroom 5 睡房 5 的浴室</b>			
Bathrobe 浴衣	1	Photo frame 相架	5
Book 書	1		
Clothes and accessories 衣服及飾品	16	Stool 凳子	1
Display 擺設	30	Towel 毛巾	9
Mirror 鏡	1	Tray 托盤	3
<b>Study 書房</b>			
Book 書	1	Display 擺設	7
Chair 椅	1	Side table 邊几	1
Coffee table 茶几	1	Sofa 沙發	1
Cushion 靠枕	7		
<b>Bathroom of Study 書房的浴室</b>			
Display 擺設	13	Towel 毛巾	6
<b>Staircase 樓梯</b>			
Display 擺設	1		

**4. Offer of Residential Car Parking Space(s)****住戶停車位優惠**

- (a) If a residential property set out in Table 1 below (the “1st Unit”) is purchased under this Tender Document and another residential property set out in Table 1 below (the “Related Unit”) is purchased under the Related Tender of the same date, then in respect of each combination of the 1st Unit and the Related Unit, the relevant Purchaser(s) will be offered an option to purchase one residential car parking space of the Phase (the “Option”) as determined by the Person so Engaged. The relevant Purchaser(s) shall decide which residential property the Option shall be related to and fill in the following details in respect of residential properties in the combination. In case of dispute, the Person so Engaged shall have the sole and absolute discretion to determine. The Purchaser who has the Option shall exercise the Option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the Option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

如一個列於以下表 1 內的住宅物業（『首單位』）是透過本招標文件購買及另一個列於以下表 1 內的住宅物業（『關連單位』）是透過一份相同日期的相關投標書購買，就每一個首單位及關連單位的組合而言，相關買方將獲認購由如此聘用的人決定的該期數的一個住戶停車位的權利（『該權利』）。相關買方須決定該權利屬於哪一個住宅物業，並填寫以下組合中住宅物業的有關詳情。如有任何爭議，如此聘用的人有全權及絕對酌情決定。獲得該權利的買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使該權利認購住戶停車位，否則其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

	Tower 座數	Zone 區	Floor 樓層	Flat 單位	The Option related to this residential property (Please tick as appropriate) 該權利屬於此住宅物業（請剔適用者）
1st Unit 首單位					
Related Unit 關連單位					

- (b) The Purchaser of a residential property set out in Table 1 below (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 1 below have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Person so Engaged. For the avoidance of doubt, if the residential property purchased by the Specified Purchaser is already involved in the combination of units satisfying the requirements mentioned in paragraph 4(a) above, the Specified Purchaser shall not be entitled to a balloting chance in respect of the residential property involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Person so Engaged (after the Person so Engaged deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

購買列於以下表 1 內的住宅物業之買方（『指明買方』），可就購買每個以下表 1 內的住宅物業獲一次參與抽籤的機會（『抽籤機會』）以選購由如此聘用的人決定的該期數的一個住戶停車位。但符合第 4(a)段所述之購買組合的住宅物業之指明買方，則不會就該組合涉及的住宅物業享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目（如此聘用的人扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。



Table 1 表1			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
20	1	88	C
			D

- (c) The Purchaser of a residential property set out in Table 2 below will be offered an option to purchase residential car parking space(s) of the Phase as determined by the Person so Engaged, if the Purchaser:

如屬以下情況，購買列於以下表 2 內的住宅物業之買方，可享有認購由如此聘用的人決定的該期數的住戶停車位的權利：

- (i) has not elected to purchase any residential car parking space as part of the Tendered Property under the Offer Form, the purchaser will be offered an option to purchase not more than two (2) residential car parking spaces of the Phase; or  
沒有在要約表格選擇購買任何住戶停車位作為投標物業的一部分，買方可享有認購由如此聘用的人決定的該期數不多於兩個住戶停車位的權利；或
- (ii) has elected to purchase one (1) residential car parking space as part of the Tendered Property under the Offer Form, the purchaser will be offered an option to purchase not more than one (1) residential car parking space of the Phase.  
在要約表格選擇購買一個住戶停車位作為投標物業的一部分，買方可享有認購由如此聘用的人決定的該期數不多於一個住戶停車位的權利。

For the avoidance of doubt, if the Purchaser has elected to purchase two (2) residential car parking spaces as part of the Tendered Property under the Offer Form, no option to purchase residential car parking space will be offered to the Purchaser.

為免疑問，如買方在要約表格選擇購買兩個住戶停車位作為投標物業的一部分，買方不會享有認購任何住戶停車位的權利。

Table 2 表2			
Tower 座數	Zone 區	Floor 樓層	Flat 單位
20	1	89	A

- (d) The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

### **Part III Other Information**

#### **第 III 部分 其他資料**

1. Depending on the gifts, financial advantage or benefits elected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser by the Person so Engaged. The Person so Engaged's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Agreement(s) is/are terminated or cancelled for whatever reason. The Vendor is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto.  
視乎買方於其要約表格所選擇的贈品、財務優惠或利益，買方可享有由如此聘用的人提供或安排的相關贈品、財務優惠或利益。如正式合約因任何原因終止或取消，則由如此聘用的人提供或安排的贈品、財務優惠或利益將無效。賣方與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。
2. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.  
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公布之指引而變更。詳情請向有關銀行查詢。
3. All gifts, financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. The Person so Engaged has absolute discretion in deciding whether the Purchaser is entitled to those gifts, financial advantage or benefits. The Person so Engaged also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Person so Engaged's decision shall be final and binding on the Purchaser.  
所有提供予買方的贈品、財務優惠或利益僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。如此聘用的人有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。如此聘用的人亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，如此聘用的人之決定為最終並對買方有約束力。
4. (if applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand refund the relevant cash rebate(s) to the Person so Engaged.  
（如適用）所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到要求後須立即退回相關現金回贈予如此聘用的人。
5. The Person so Engaged's designated financing company is a related company of the Person so Engaged. The Person so Engaged's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.  
如此聘用的人的指定財務機構為如此聘用的人的有聯繫公司。如此聘用的人的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

6. The maximum loan amount, interest rate and terms of any loan to be offered by the Person so Engaged's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether or not the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.

由如此聘用的人之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

**Section 5 – Related Tender(s)(if any) († Please tick as appropriate)**

**第5節 – 相關投標書（如有）（†請剔適用者）**

- † ☐ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows (“**Related Tender(s)**”):-

本人／我們確認本人／我們（以本人／我們的名義而非與他人聯名）已遞交以下個別的要約表格（「**相關投標書**」）：

	Tower 座數	Zone 區	Floor 樓層	Flat 單位
1.				
2.				

**Please choose only one of the following († Please tick one of the following boxes):-**

請選擇以下其中一個選項：（†請剔其中一個方格）

- † ☐ I/We submit this tender on the condition that I/we wish to be awarded **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為本人／我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人／我們明白若賣方接受本人／我們的本投標書及相關投標書任何其中的一個投標書，其他的投標書將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

- † ☐ I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們提交本投標的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。