THE GLOBE 創匯國際中心

價單 Price List

樓層 Floor	單位 Unit	實用面積 (平方呎) (不包括其他面積) Saleable Area (sq. ft.) (Excluding area of other items)	其他面積 (平方呎) Area of other items (sq. ft.)		建築面積 (平方呎) (不包括其他面積) Gross Floor Area (sq. ft.) (Excluding area of other items)	建築面積呎價($) (每平方呎) Unit Rate of Gross Floor Area($) (per sq.ft.)	售價(元) Price ($)
			平台 Flat Roof	天台 Roof			
7/F	A	809	--	--	1,149	12,918	14,843,000
7/F	C	916	--	--	1,300	12,598	16,377,000
13/F	A	816	--	--	1,158	12,986	15,038,000
13/F	C	925	--	--	1,313	12,898	16,935,000
13/F	E	1,004	--	--	1,425	11,705	16,680,000
13/F	F	783	--	--	1,112	11,766	13,084,000
15/F	A	816	--	--	1,158	13,294	15,394,000
16/F	C	925	--	--	1,313	13,021	17,097,000
17/F	A	816	--	--	1,158	13,419	15,539,000
23/F	B	782	--	--	1,110	13,465	14,946,000
27/F	A	816	--	--	1,158	14,845	17,191,000
27/F	D	966	--	--	1,372	12,087	16,584,000
27/F	E	1,004	--	--	1,425	11,959	17,041,000
27/F	F	783	--	--	1,112	12,023	13,370,000

註 ： 本價單/付款辦法/有關之優惠隨時調整， 恕不另行通知。

付款辦法 - 歡迎選擇 Payment Methods - Please Choose

於認購單位時先提供港幣$100,000，並在簽署臨時買賣合約時補足樓價之 5%作為臨時訂金。請備銀行本票抬頭："LO AND LO" 或 "羅文錦律師樓"。

A sum of HK$100,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of "LO AND LO" or "羅文錦律師樓".

A) 現金或即時按揭付款計劃 - 90 天成交: 依照售價減 2% (98%)

Cash or Immediate Mortgage Payment Method - 90 days completion: in accordance with the price minus 2% (98%)

1. 樓價 5% 於買方簽訂臨時買賣合約時支付，並於 5 個工作天內到指定律師樓簽署正式買賣合約。
   5% of purchase price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5% 於買方簽訂臨約後 30 天內支付。
   5% of purchase price shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 90% 於買方簽訂臨約後 90 天內付清。
   90% of purchase price shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

B) 優惠按揭付款計劃 - 90 天成交: 依照售價(100%)

Privilege Mortgage Payment Method - 90 days completion: in accordance with the price (100%)

***** 只提供予賣方的第一手買家*** ***This Method is only available to the first hand purchasers*****

1. 樓價 5% 於買方簽訂臨時買賣合約時支付，並於 5 個工作天內到指定律師樓簽署正式買賣合約。
   5% of purchase price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designed solicitor's office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5% 於買方簽訂臨約後 30 天內支付。
   5% of purchase price shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 90% 於買方簽訂臨約後 90 天內付清。
   90% of purchase price shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(i) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為樓價四成，首按加二按合共提供不超過樓價八成按揭)，買方於簽署臨時買賣合約後 90 天內於提款日起息供分期，首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱"優惠利率")減 2%(P-2%p.a.)計算，第三十七個月至四十八個月之利息按優惠利率減 1%(P-1%p.a.)計算，其後全期按優惠利率加 1%(P+1%p.a.)計算，利率浮動。必須於買方獲「特約銀行」同意承做第一按揭後方成立；或

(ii) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過樓價八成，買方於簽署臨時買賣合約後 90 天內於提款日起息供分期，首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱"優惠利率")減 2%(P-2%p.a.)計算，第三十七個月至四十八個月之利息按優惠利率減 1%(P-1%p.a.)計算，其後全期利息按優惠利率加 1%(P+1%p.a.)計算，利率浮動。

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以証明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

(i) "designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company(ies) arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the purchase price, and the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 90 days from signing of the Preliminary Agreement for Sale and Purchase and interest on second mortgage loan will be calculated at 2% below the Best Lending Rate (P-2%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months ; and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 37th month to the 48th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation. The offer of second mortgage loan is subject to the "designated bank" offering the first mortgage loan mentioned above; or

(ii) the Purchaser can apply to finance company(ies) arranged by the Vendor for mortgage loan, the loan amount shall not exceed 80% of the purchase price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 90 days from signing of the Preliminary Agreement for Sale and Purchase and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P-2%p.a.) from time to time for the first 36 months, and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 37th month to the 48th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The Mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

優惠提供 Preferential Terms

A) 「傢俬津貼」優惠
"Furniture Subsidy" Benefit
選購「創匯國際中心」物業可獲額外 1%售價折扣。
An extra 1% discount from the Price will be offered to the Purchaser who purchases any property of "The Globe".

B) 特別折扣
Special Discount
選購「創匯國際中心」物業可獲額外 3%售價折扣優惠。
An extra 3% discount from the Price will be offered to the Purchaser who purchases any property of "The Globe".

C) 「印花稅津貼」現金回贈
Cash Rebate of "Stamp Duty Subsidy"
購買「創匯國際中心」物業的買方於付清樓款後 30 天內，可獲贈金額相等於臨時買賣合約上售價的 3.75%作為「印花稅津貼」現金回贈。
The purchaser who purchases any property of "The Globe" will be given an amount equal to 3.75% of the purchase price of Preliminary Agreement for Sale and Purchase as Cash Rebate of "Stamp Duty Subsidy" within 30days after full payment of purchase price of the property by the purchaser.

D) 管理費津貼
Management Fee Subsidy
購買「創匯國際中心」物業的買方可獲贈 12 個月管理費。
The purchaser who purchases any property of "The Globe" will be given management fees for the period of 12 months after the execution of the assignment of the property by the purchaser.

備註: Note:

a. 買家於簽契交易前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費$7,500 及自付有關額外費用。

If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of $7,500 upon demand and all related extra expenses.

b. 在轉讓契簽立之前，買方不得將該物業轉讓予任何第三方。

The Purchaser(s) shall not sub-sell the Property to any third party prior to the execution of the Assignment.

c. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。

The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.

d. 有關該物業買賣之印花稅，概由買方支付。

All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.

e. 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印証費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。

If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deeds of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

f. 價格及付款辦法如有更改，恕不另行通告。

All prices and payment terms listed in the price list are subject to change from time to time without prior notice.