價單 Price List

第一部份：基本資料 **Part 1: Basic Information**

發展項目名稱 **Name of Development**	THE ASTER	期數(如有) **Phase No.(if any)**	--
發展項目位置 **Location of Development**	跑馬地山光道7A 號 No. 7A Shan Kwong Road Happy Valley		
發展項目(或期數)中的住宅物業的總數 **The total number of residential properties in the development (or phase of the development)**			106

印製日期 **Date of Printing**	價單編號 **Number of Price List**
7 September 2024	TA202409_01

第二部份：面積及售價資料 **Part 2: Information on Area and Price**

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積（不計算入實用面積） Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
THE ASTER	12	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,495,000	321,591 (29,879)	--	2.374 (26)	--	--	--	--	--	--	--
THE ASTER	11	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,416,000	320,217 (29,751)	--	2.374 (26)	--	--	--	--	--	--	--
THE ASTER	10	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,338,000	318,861 (29,625)	--	2.374 (26)	--	--	--	--	--	--	--
THE ASTER	6	B*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,023,000	313,384 (29,116)	--	2.374 (26)	--	--	--	--	--	--	--
THE ASTER	5	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	17,944,000	312,010 (28,989)	--	2.374 (26)	--	--	--	--	--	--	--
THE ASTER	3	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	17,864,000	310,619 (28,859)	--	2.374 (26)	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 釋義 Interpretation:

(a) 賣方代表律師：「高李葉律師行」
Vendor's solicitors: "Kao, Lee & Yip Solicitors"

(b) 「售價」指本價單上方所列表之住宅物業的售價。
"Price" means the price of the residential property set out above in this Price List.

(c) 「樓價」指臨時買賣合約中訂明的住宅物業的實際售價，因應相關支付條款(付款計劃)及適用財務優惠或利益(如有)按售價計算得出的價目，皆以向下捨位到最接近的千位數作為樓價。
"Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment (payment method) and applicable financial advantage or benefit (if any) on the Price will be rounded down to the nearest thousand to determine the Purchase Price.

(d) 「淨樓價」指樓價減去買方根據本價單第三部分(4)(a)段取得之「印花稅津貼優惠」、第三部分(4)(g)段取得之「地租及差餉津貼回贈優惠」及第三部分(4)(h)段取得之「裝修入伙回贈優惠」的金額。
"Net Purchase Price" means the Purchase Price minus the amount of "Subsidy of Stamp Duty Benefit", "Government Rent & Rates Subsidy Rebate Benefit" and "Move-in Decoration Rebate Benefit" obtained by the Purchaser under paragraphs (4)(a), 4(g) and 4(h) of Part 3 of this Price List.

(2) **支付條款 Terms of Payment:**

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$200,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「**高李葉律師行**」。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK$200,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "**Kao, Lee & Yip Solicitors**".

(A) 120 備用「快活置盈 738」一按貸款付款計劃 (照售價減 3.75%) (「付款計劃(A)」) 120 Standby "Happy Fortune 738" First Mortgage Payment (3.75% discount from the Price) ("Payment Method (A)")

1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of Purchase Price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2) 樓價 95% (樓價餘額) 於簽署臨時買賣合約後 120 天內支付。
95% of Purchase Price (balance of Purchase Price) to be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(B) 120「愜意無憂」一按貸款付款計劃 (照售價減 3.75%) (「付款計劃(B)」) 120 "Hassel-Free" First Mortgage Payment (3.75% discount from the Price) ("Payment Method (B)")
只適用於交吉單位或在成交當日前已交吉之連租約單位 Only applicable to units with vacant possession or units sold subject to tenancy but vacant possession has been delivered before the date of completion

1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of Purchase Price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2) 樓價 95% (樓價餘額) 於簽署臨時買賣合約後 120 天內支付。
95% of Purchase Price (balance of Purchase Price) to be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(C) 360「先住後付」備用一按付款計劃(照售價減 0.5%) (「付款計劃(C)」) 360 "Early Possession" & Standby First Mortgage Loan Payment (0.5% discount from the Price) ("Payment Method (C)")

不適用於附有 "*" 之連租約單位 Not applicable to Units marked with "*" which are units with tenancy

1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of Purchase Price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2) 樓價 5% (再期訂金) 於簽署臨時買賣合約後 60 天內支付。
5% of Purchase Price (further deposit) to be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3) 樓價 1% (部份樓價) 於簽署臨時買賣合約後 120 天內支付。
1% of Purchase Price (Part payment of Purchase Price) to be paid within 120 days after signing of the preliminary agreement for sale and purchase.
4) 樓價 1% (部份樓價) 於簽署臨時買賣合約後 180 天內支付。
1% of Purchase Price (Part payment of Purchase Price) to be paid within 180 days after signing of the preliminary agreement for sale and purchase.
5) 樓價 1% (部份樓價) 於簽署臨時買賣合約後 240 天內支付。
1% of Purchase Price (Part payment of Purchase Price) to be paid within 240 days after signing of the preliminary agreement for sale and purchase.
6) 樓價 1% (部份樓價) 於簽署臨時買賣合約後 300 天內支付。
1% of Purchase Price (Part payment of Purchase Price) to be paid within 300 days after signing of the preliminary agreement for sale and purchase.
7) 樓價 86% (樓價餘額) 於簽署臨時買賣合約後 360 天內支付。
86% of Purchase Price (balance of Purchase Price) to be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(3) **售價獲得折扣的基礎 The basis on which any discount on the price is available:**

(a) 見上述(2)段及下述(4)段。
See paragraph (2) above and paragraph (4) below.

(4) **可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益**
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

(a) **印花稅津貼優惠 Subsidy of Stamp Duty Benefit**
只適用於選用付款計劃(A)而沒有選擇第 4(i)段備用「快活置盈 738」一按貸款之買家 Only applicable to the Purchaser who selects Payment Method (A) and does not select paragraph 4(i) Standby "Happy Fortune 738" First Mortgage Loan

代繳從價印花稅優惠 (上限為樓價 3.75%)
Ad Valorem Stamp Duty Benefit (maximum 3.75% of the Purchase Price)

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購買住宅物業每一期樓價及餘款)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅，上限為樓價金額的 3.75%。買方仍須負上繳付從價印花稅的責任，及須負責繳付實際從價印花稅的金額與代繳從價印花稅優惠的金額之間的差額(如有)。
如從價印花稅優惠的金額大於代繳從價印花稅的金額，在買方按買賣合約付清樓價餘額的情況下，賣方會將從價印花稅優惠的剩餘金額 (作為現金回贈) 直接用於支付住宅物業的部份樓價餘額。
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Purchase Price according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser of the relevant residential property on the formal agreement for sale and purchase for the Purchaser (subject however to a cap of 3.75% of the Purchase Price). The purchaser shall remain liable for payment of the Ad Valorem Stamp Duty and shall be responsible for payment of the difference (if any) between the actual amount of Ad Valorem Stamp Duty and the amount of the Ad Valorem Stamp Duty Benefit.
If the amount of the Ad Valorem Stamp Duty Benefit exceeds the amount of the Ad Valorem Stamp Duty the Vendor paid, subject to settlement of the balance of the Purchase Price in accordance with the agreement for sale and purchase by the Purchaser, the Vendor will apply the remaining amount of the Ad Valorem Stamp Duty Benefit (as a cash rebate) for part payment of the balance of the Purchase Price of the residential property directly.

(b) **Kerry Homes 會員折扣 Kerry Homes Membership Discount**

買家如屬 Kerry Homes 會員，可獲額外 1%售價折扣優惠。

An extra 1% discount from the Price would be offered to Purchasers who are "Kerry Homes members".

(c) **管理費津貼優惠 Subsidy of Management Fee Benefit**

賣方將為簽署臨時買賣合約購買本價單所列之住宅物業的買家提供由住宅物業成交日期起計為期 1 年之管理費津貼優惠。

The Vendor will provide the Subsidy of Management Fee Benefit to a Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list for a term of 1 year from the date of completion of the sale and purchase of the residential property.

(d) **家居配置升級優惠 Asset Management Benefit**

買方可獲額外 2%售價折扣優惠作為「家居配置升級」優惠。

An extra 2% discount from the Price would be offered to the Purchasers as the "Asset Management" Benefit.

(e) **特選單位折扣 Selected Unit Special Discount**

(只適用於 B 單位) (only applicable to Unit B)

買方可獲額外 10.75%售價折扣優惠作為特選單位折扣優惠。

An extra 10.75% discount from the Price would be offered to the Purchaser as the Selected Unit Special Discount.

(f) **專才優惠 Talent Privilege Benefit**

買方可獲額外 4%售價折扣優惠作為「專才」優惠。

An extra 4% discount from the Price would be offered to the Purchasers as the "Talent Privilege" Benefit.

(g) **地租及差餉津貼回贈優惠**

Government Rent & Rates Subsidy Rebate Benefit

買方可獲已扣減樓價(即樓價減去買方根據本價單第三部分(4)(a)段取得之「印花稅津貼優惠」)的 2.5%回贈金額作為「地租及差餉津貼回贈」優惠。回贈將從住宅物業的樓價餘額中抵銷。

A rebate of 2.5% of the reduced Purchase Price (i.e. the Purchase Price minus the amount of "Subsidy of Stamp Duty Benefit" obtained by the Purchaser under paragraphs (4)(a) of Part 3 of this Price List), would be offered to the Purchasers as the "Government Rent & Rates Subsidy Rebate" Benefit. The cash rebate will be offset from the balance of the Purchase Price of the residential property.

(h) **裝修入伙回贈優惠 Move-in Decoration Rebate Benefit**

買方可獲已扣減樓價(即樓價減去買方根據本價單第三部分(4)(a)段取得之「印花稅津貼優惠」)的 5.5%回贈金額作為「裝修入伙回贈」優惠。回贈將從住宅物業的樓價餘額中抵銷。

A rebate of 5.5% of the reduced Purchase Price (i.e. the Purchase Price minus the amount of "Subsidy of Stamp Duty Benefit" obtained by the Purchaser under paragraphs (4)(a) of Part 3 of this Price List), would be offered to the Purchasers as the "Move-in Decoration Rebate" Benefit. The cash rebate will be offset from the balance of the Purchase Price of the residential property.

(i) **備用「快活置盈 738」一按貸款 Standby "Happy Fortune 738" First Mortgage Loan**

只適用於選用付款計劃(A)而沒有選擇第 4(a) 段印花稅津貼優惠之買家 Only applicable to the Purchaser who selects Payment Method (A) and does not select paragraph 4(a) Subsidy of Stamp Duty Benefit

買方可向賣方介紹之財務機構或賣方指定的其它公司 (「介紹之第一承按人」) 申請最高達淨樓價之 80%之第一按揭貸款(「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the "Referred First Mortgagee") for first mortgage loan with a maximum loan amount equivalent to 80% of the Net Purchase Price (the "First Mortgage Loan"). The First Mortgage Loan and its application are subject to the following terms and conditions:

1) 買方必須於付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。

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

2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

3) 買方須以所購的住宅物業之第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property purchased by the Purchaser.

4) 第一按揭貸款年期最長為 738 天。
The maximum tenor of the First Mortgage Loan shall be 738 days.

5) 第一按揭貸款年利率為 1.5%或 3%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the First Mortgage Loan shall be 1.5% or 3% per annum of the tenor. The final mortgage interest rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

6) 買方須每月繳付利息而不需償還本金，利息由提款日起計算。
Purchasers shall pay monthly interest only and is not required to repay principal. The interest will be accrued starting from the day of drawdown.

7) 第一按揭貸款及其相關擔保（如要）之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

8) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.

9) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

10) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Purchase Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

延伸按揭貸款
Extended Mortgage Loan

買方可於「快活置盈 738」一按貸款的貸款期完結前最少 2 個月，向賣方以書面申請按下列主要條款延伸「快活置盈 738」一按貸款的貸款期 (請注意：賣方可批准或不批准此項申請，因此貸款期可獲准延伸或不可獲准延伸)：
Purchaser may apply in writing at least 2 months prior to the expiry of the tenure of "Happy Fortune 738" First Mortgage Loan for extending the tenure of "Happy Fortune 738" First Mortgage Loan on the following key terms (please note that such application may or may not be approved by the Vendor whereby the tenure may or may not be extended)

1) 第一按揭貸款的延伸期(『延伸期』)不可長於 12 個月 (即第一按揭貸款的貸款期和延伸期合計不可長於 36 個月)。
The extension of the tenure of the First Mortgage Loan concerned ("Extended Tenure") shall not exceed 12 months (i.e. the aggregate of the tenure and the Extended Tenure of the First Mortgage Loan concerned shall not exceed 36 months).

2) 買方須於延伸期開始日或之前償還相當於有關物業淨樓價 10%之第一按揭貸款本金;
The Purchaser shall repay the principal of the First Mortgage Loan in a further amount equivalent to 10% of the Net Purchase Price of the Property on or before the date of commencement of the Extended Tenure;

3) 在延伸期內，第一按揭貸款的年利率按「香港上海滙豐銀行有限公司」港元最優惠利率(P)計算，利率浮動。買方須每月繳付利息而不需償還本金，利息由提款日起計算。
Within the Extended Tenure period, the interest rate of the First Mortgage Loan shall be at the Hong Kong Dollar Best Lending Rate as quoted by "The Hongkong and Shanghai Banking Corporation Limited" from time to time. Purchasers shall pay monthly interest only and is not required to repay principal. The interest will be accrued starting from the day of drawdown.

4) 延伸按揭貸款有關文件必須由指定財務公司指定之律師行辦理，並由買方負責一切有關費用。
The documents related to the Extended Mortgage Loan must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser.

不申請備用「快活置盈 738」一按貸款之現金回贈 Cash Rebate for not applying for the Standby "Happy Fortune 738" First Mortgage Loan

如買方於簽署臨時買賣合約後最終選擇不申請上述的備用「快活置盈 738」一按貸款，將可獲賣方提供相等於樓價 3%之現金回贈，惟買方必須於付清樓價不少於 60 天前，以書面通知賣方買方決定不申請備用「快活置盈 738」一按貸款。現金回贈將從該住宅物業的樓價餘額中抵銷。
If the Purchaser after signing of preliminary agreement for sale and purchase finally selects not to apply for the Standby "Happy Fortune 738" First Mortgage Loan" mentioned above, the Purchaser shall be entitled to a cash rebate provided by the Vendor which is equivalent to 3% of the Purchase Price provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will not apply for the Standby "Happy Fortune 738" First Mortgage Loan not less than 60 days before the date of the full payment of the Purchase Price. The cash rebate will be offset from the balance of the Purchase Price of the residential property.

(j) **「愜意無憂」一按貸款 "Hassel-Free" First Mortgage Payment**

只適用於交吉出售單位或在成交當日已交吉之單位及選用付款計劃(B) 之買家 Only applicable to units sold with vacant possession or vacant possession on the date of completion and the Purchaser who selects Payment Method (B)

買方可向賣方介紹之指定財務機構或指定的其他公司(「介紹之第一承按人」)申請「愜意無憂」一按貸款(「第一按揭貸款」)，第一按揭貸款及其申請受以下條款及條件規限：
The Purchaser may apply to the designated financial institution or other designated company referred by the Vendor ("the Referred First Mortgagee") for the "Hassel-Free" First Mortgage Loan (the "First Mortgage Loan"). The First Mortgage Loan and its application are subject to the following terms and conditions:

1) 淨樓價為港幣3,000萬或以下的住宅物業的第一按揭貸款最高金額為淨樓價的90%；淨樓價為港幣3,000萬以上但港幣3,500萬或以下的住宅物業的第一按揭貸款最高金額為港幣2,100萬加淨樓價的20%；淨樓價為港幣3,500萬以上的住宅物業的第一按揭貸款最高金額為淨樓價的80%。
The maximum amount of First Mortgage Loan shall be 90% of the Net Purchase Price if the Net Purchase Price of the residential property is or under HK$30 million. The maximum amount of First Mortgage Loan shall be HK$21 million plus 20% of the Net Purchase Price if the Net Purchase Price Purchase of the residential property is over HK$30 million but is or under HK$35 million. The maximum amount of First Mortgage Loan shall be 80% of the Net Purchase Price if the Net Purchase Price of the residential property is over HK$35 million.
2) 買方必須於付清樓價餘款之日起計最少60天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
The Purchaser shall apply to the Referred First Mortgagee for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Purchase Price.
3) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
4) 買方須以所購的住宅物業之第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property purchased by the Purchaser.
5) 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall be 25 years.
6) 第一按揭貸款年利率以最優惠利率(P)減 2%(P-2 %)計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 6.125%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2% (P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 6.125% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

7) 買方須每月供款，而利息由提款日起計算(提款日須於簽署臨時買賣合約後120天內)。
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown, which shall be within 120 days after signing of the preliminary agreement for sale and purchase.

8) 第一按揭貸款及其相關擔保（如要）之所有相關文件必須由介紹之第一承按人指定之律師行辦理，且買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).。

9) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.

10) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

11) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Purchase Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

(k) **<u>備用一按貸款 Standby First Mortgage Loan</u>**
只適用於交吉出售單位及選用付款計劃(C)之買家 Only applicable to units sold with vacant possession and the Purchaser who selects Payment Method (C)

買方可向賣方介紹之財務機構或賣方指定的其它公司 (「介紹之第一承按人」) 申請最高達淨樓價之70%之發展商備用貸款。發展商備用貸款及其申請受以下條件規限：
The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the "Referred First Mortgagee") for Standby First Mortgage Loan with a maximum loan amount equivalent to 70% of the Net Purchase Price. Standby First Mortgage Loan and its application are subject to the following terms and conditions:

1) 買方必須於付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請發展商備用貸款。
The Purchaser shall apply to the Referred First Mortgagee for the Standby First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Purchase Price.

2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

3) 買方須以所購的住宅物業之第一法定按揭作為發展商備用貸款的抵押。
The Standby First Mortgage Loan shall be secured by a first legal mortgage over the residential property purchased by the Purchaser.

4) 第一按揭貸款年期最長為 1.5 年。
The maximum tenor of the First Mortgage Loan shall be 1.5 years.

5) 第一按揭貸款年利率為 1.5%或 3%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the First Mortgage Loan shall be 1.5% or 3% per annum of the tenor. The final mortgage interest rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

6) 買方須每月繳付利息而不需償還本金，利息由提款日起計算。
Purchasers shall pay monthly interest only and is not required to repay principal. The interest will be accrued starting from the day of drawdown.

7) 發展商備用貸款及其相關擔保（如要）之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the Standby First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

8) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚發展商備用貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the Standb First Mortgage Loan before choosing this arrangement.

9) 發展商備用貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改發展商備用貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the Standby First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the Standby First Mortgage Loan from time to time as it sees fit.

10) 發展商備用貸款受其他條款及細則約束。發展商備用貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就發展商備用貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與發展商備用貸款相關事宜而向賣方提出任何申索。
The Standby First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the Standby First Mortgage Loan are subject to the final decision of the Referred First Mortgagee and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the Standby First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Purchase Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the Standby First Mortgage Loan and/or any matters relating to the Standby First Mortgage Loan.

延伸按揭貸款
Extended Mortgage Loan

買方可於發展商備用貸款的貸款期完結前最少 2 個月，向賣方以書面申請按下列主要條款延伸發展商備用貸款的貸款期 (請注意：賣方可批准或不批准此項申請，因此貸款期可獲准延伸或不可獲准延伸)：
Purchaser may apply in writing at least 2 months prior to the expiry of the tenure of Standby First Mortgage Loan for extending the tenure of Standby First Mortgage Loan on the following key terms (please note that such application may or may not be approved by the Vendor whereby the tenure may or may not be extended)

1) 發展商備用貸款的延伸期(『延伸期』)不可長於 12 個月 (即發展商備用貸款的貸款期和延伸期合計不可長於 30 個月)。
The extension of the tenure of the Standby First Mortgage Loan concerned ("Extended Tenure") shall not exceed 12 months (i.e. the aggregate of the tenure and the Extended Tenure of the StandbyFirst Mortgage Loan concerned shall not exceed 30 months).

2) 買方須於延伸期開始日或之前償還相當於有關物業淨樓價 10%之發展商備用貸款本金;
The Purchaser shall repay the principal of the Standby First Mortgage Loan in a further amount equivalent to 10% of the Net Purchase Price of the Property on or before the date of commencement of the Extended Tenure;

3) 在延伸期內，發展商備用貸款的年利率按「香港上海滙豐銀行有限公司」港元最優惠利率(P)計算，利率浮動。買方須每月繳付利息而不需償還本金，利息由提款日起計算。
Within the Extended Tenure period, the interest rate of the Standby First Mortgage Loan shall be at the Hong Kong Dollar Best Lending Rate as quoted by "The Hongkong and Shanghai Banking Corporation Limited" from time to time. Purchasers shall pay monthly interest only and is not required to repay principal. The interest will be accrued starting from the day of drawdown.

4) 延伸按揭貸款有關文件必須由指定財務公司指定之律師行辦理，並由買方負責一切有關費用。
The documents related to the Extended Mortgage Loan must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser.

5) 財務優惠或利益受其他條款及細則約束。詳情請參閱相關銷售文件，包括相關附帶條款。
All Financial Advantage or Benefits are subject to other terms and conditions. For details, please refer to the relevant sales documentation, including relevant Supplemental Terms.

不申請備用一按貸款 之現金回贈 Cash Rebate for not applying for the Standby First Mortgage Loan

如買方於簽署臨時買賣合約後最終選擇不申請上述的備用一按貸款，將可獲賣方提供相等於樓價 5.5%之現金回贈，惟買方必須於付清樓價不少於 60 天前，以書面通知賣方買方決定不申請「發展商備用貸款」。現金回贈將從住宅物業的樓價餘額中抵銷。

If the Purchaser after signing of preliminary agreement for sale and purchase finally selects not to apply for the "Standby First Mortgage Loan" mentioned above, the Purchaser shall be entitled to a cash rebate provided by the Vendor which is equivalent to 5.5% of the Purchase Price provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will not apply for the Standby First Mortgage Loan not less than 60 days before the date of the full payment of the Purchase Price. The cash rebate will be offset from the balance of the Purchase Price of the residential property.

(l) **提早佔用優惠 Early Possession Benefit**

只適用於交吉出售單位及選用付款計劃(C)之買家 Only applicable to units sold with vacant possession and the Purchaser who selects Payment Method (C)

買方須於許可佔用期開始前不少於 45 天前以書面通知賣方申請准許佔用住宅物業。

The Purchaser shall give not less than 45 days' prior written notice before the commencement of the Licence Period to the Vendor to apply for the licence of the residential property.

買方必須就購買的住宅物業簽署許可協議(格式由賣方律師訂明，買方不得要求任何修改)，主要條款如下:

The Purchaser shall execute a licence agreement in the form prescribed by the Vendor's solicitors without amendment in respect of the residential property he purchased with the following main terms and conditions:

1) 買方須已向賣方支付不少於樓價之 10%。
The Purchaser shall have already paid not less than 10% of the Purchase Price to the Vendor.

2) 許可佔用期的首日不可早於臨時合約日期後的第 61 日，許可佔用期必須在正式合約所訂明的物業成交日期或物業實際的成交日期終止(以較早者為準)。
The commencement date of the licence period shall not be earlier than the 61st day after the date of the Preliminary Agreement. The licence period shall end upon the date of completion of sale and purchase of the Property as specified in the Agreement or the actual date of completion of sale and purchase of the Property, whichever is the earlier.

3) 於簽訂許可協議時，買方須支付相等於樓價之 1%作為該物業之許可佔用費、$100,000 作為許可佔用期之按金、許可佔用期內應繳之該物業之管理費、地租及差餉、管理費按金、特別基金的初期分擔款項、管理費上期、公共設備按金分攤、清理泥頭廢料的費用及在公契下有關該物業的所有按金、收費及款項。在買方未有違反許可協議的任何條款及買方按正式合約條款完成交易及付清樓價餘額及其他款項為前提下，所付之許可佔用費將全數以現金回贈形式回贈並於該物業買賣成交時被賣方直接用以支付該物業的部份樓價餘額。
The Purchaser shall pay the licence fee equivalent to 1% of the Purchase Price of the Property, $100,000 as deposit for the licence period, the management fees, government rent and rates of the Property payable during the Licence Period, the Management Fee Deposit, Special Fund Initial Contribution, Management Fee Payable in Advance, Share of Public Utilities Deposit, Debris Removal Fee and all other relevant deposits charges or monies payable in respect of the Property under the Deed of Mutual Covenant incorporating Management Agreement affecting the Property shall be paid by the Purchaser upon the signing of the Licence Agreement. Subject to there being no breach by the Purchaser of any terms and conditions under the Licence Agreement and subject to the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the licence fee paid by the Purchaser shall be refunded in full as a cash rebate and applied by the Vendor directly as part payment of the balance of the Purchase Price upon completion of the sale and purchase of the Property.

4) 買方必須負責繳付許可協議之印花稅裁定費及印花稅(如有)，擬備及簽署許可協議所需之律師費及雜費及於許可佔用期內該住宅物業之其它開支等。
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the licence agreement, the legal costs and disbursements for the preparation and execution of the licence agreement and all other outgoings, etc. of the residential property during the licence period.

5) 許可受其他條款及細則約束。
The licence is subject to other terms and conditions.

(5) 賣方保留更改售價、支付條款或財務優惠或利益之權利，恕不另行通知。
The Vendor reserves the right to amend the Price, Terms of Payment and Financial Advantage or Benefits without prior notice.

(6) 附有“*”之單位為連租約單位，租約詳情，請向職員查詢。
Units marked with “*” are units with tenancy. For details of tenancy, please contact our staff.