

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
18 October 2023	TA202310_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（不計入實用面積） Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米 (平方呎) sq. metre (sq. ft.)									
						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	29	A*	64.832 (698) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	24,179,000	372,949 (34,640)	--	2.341 (25)	--	--	--	--	--	--	--	--
THE ASTER	27	C*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	22,191,000	385,857 (35,850)	--	2.372 (26)	--	--	--	--	--	--	--	--
THE ASTER	25	C*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	21,934,000	381,388 (35,435)	--	2.372 (26)	--	--	--	--	--	--	--	--
THE ASTER	23	B*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	19,476,000	338,648 (31,464)	--	2.374 (26)	--	--	--	--	--	--	--	--
THE ASTER	22	C*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	21,680,000	376,971 (35,024)	--	2.372 (26)	--	--	--	--	--	--	--	--
THE ASTER	20	B*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	19,246,000	334,649 (31,092)	--	2.374 (26)	--	--	--	--	--	--	--	--
THE ASTER	20	C*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	21,428,000	372,590 (34,617)	--	2.372 (26)	--	--	--	--	--	--	--	--
THE ASTER	12	B*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,731,000	325,694 (30,260)	--	2.374 (26)	--	--	--	--	--	--	--	--

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，每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積（不計入實用面積） Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米 (平方呎) sq. metre (sq. ft.)	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
THE ASTER	12	D	64.832 (689) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	23,087,000	356,105 (33,076)	--	2.341 (25)	--	--	--	--	--	--	--	--
THE ASTER	11	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,657,000	324,408 (30,141)	--	2.374 (26)	--	--	--	--	--	--	--	--
THE ASTER	11	C*	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	20,816,000	361,948 (33,628)	--	2.372 (26)	--	--	--	--	--	--	--	--
THE ASTER	10	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,584,000	323,138 (30,023)	--	2.374 (26)	--	--	--	--	--	--	--	--
THE ASTER	10	D*	64.832 (698) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	22,465,000	346,511 (32,185)	--	2.341 (25)	--	--	--	--	--	--	--	--
THE ASTER	9	A*	64.832 (698) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	20,340,000	313,734 (29,140)	--	2.341 (25)	--	--	--	--	--	--	--	--
THE ASTER	8	A*	64.832 (698) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	20,340,000	313,734 (29,140)	--	2.341 (25)	--	--	--	--	--	--	--	--
THE ASTER	8	C	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	20,187,000	351,011 (32,612)	--	2.372 (26)	--	--	--	--	--	--	--	--

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)) 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，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米 (平方呎) sq. metre (sq. ft.)									
						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	7	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,328,000	318,692 (29,609)	--	2.374 (26)	--	--	--	--	--	--	--	--
THE ASTER	7	C	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	19,819,800	344,626 (32,019)	--	2.372 (26)	--	--	--	--	--	--	--	--
THE ASTER	7	D	64.832 (698) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	21,767,000	335,745 (31,185)	--	2.341 (25)	--	--	--	--	--	--	--	--
THE ASTER	5	B	57.511 (619) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,183,000	316,158 (29,375)	--	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 term 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)(b)(2)段取得之「印花稅津貼優惠」的金額、本價單第三部分(4)(c)段取得之「Kerry Homes 會員現金回贈」的金額、本價單第三部分(4)(d)段取得之「家居配置升級回贈」的金額及本價單第三部分(4)(f)段取得之「傢俬套餐優惠」的金額。如買方選擇根據本價單第三部分(4)(b)(1)段取得「印花稅津貼」優惠，「淨樓價」指樓價減去「Kerry Homes 會員現金回贈」、「家居配置升級回贈」及「傢俬套餐優惠」的金額。

"Net Purchase Price" means the Purchase Price minus the amount of "Subsidy of Stamp Duty" obtained by the Purchaser under paragraph (4)(b)(2) of this Price List, the amount of "Cash Rebate for Kerry Homes Membership" obtained by the Purchaser under paragraph (4)(c) of Part 3 of this Price List, the amount of "Cash Rebate for Asset Management Allowance" obtained by the Purchaser under paragraph (4)(d) of Part 3 of this Price List and the amount of "Furniture Benefit" obtained by the Purchaser under paragraph (4)(f) of Part 3 of this Price List. If the Purchaser shall obtain the "Subsidy of Stamp Duty" by selecting paragraph (4)(b)(1) of this Price List, "Net Purchase Price" means the Purchase Price minus the amount of "Cash Rebate for Kerry Homes Membership" obtained by the Purchaser under paragraph (4)(c) of Part 3 of this Price List, the amount of "Cash Rebate for Asset Management Allowance" obtained by the Purchaser under paragraph (4)(d) of Part 3 of this Price List and the amount of "Furniture Benefit" obtained by the Purchaser under paragraph (4)(f) 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) 180 備用一按貸款付款計劃(照售價減 5.5%) (「付款計劃(A)」) 180 Standby First Mortgage Payment (5.5% 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 180 天內支付。

95% of Purchase Price (balance of Purchase Price) to be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(B) 360 付款計劃(照售價減 3%) (「付款計劃(B)」) 360 Payment (3% discount from the Price) ("Payment Method (B)")

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 180 天內支付。

- 5% of Purchase Price (further deposit) to be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- 3) 樓價 90% (樓價餘額) 於簽署臨時買賣合約後 360 天內支付。
- 90% of Purchase Price (balance of Purchase Price) to be paid within 360 days after signing of the preliminary agreement for sale and purchase.

* 受制於合約，如買方選擇 付款計劃(B)並提前於買賣合約訂明的成交日之前按買賣合約條款完成交易及付清樓價和其他款項，買方可根據以下列表獲賣方送出現金回贈優惠，惟買方必須於付清樓價及成交之前不少於 30 天以書面通知賣方買方將會完成交易及付清樓價餘額。現金回贈(如送出)將從買方依買賣合約訂明應支付之樓價餘額中於成交時抵銷。

Subject to contract, if the Purchaser who chooses Payment Method (B) completes the sale and purchase and pays the Purchase Price and other payments in accordance with the terms and conditions of the agreement for sale and purchase in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate to be offered by the Vendor according to the table below provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will complete the sale and purchase and pay the balance of the Purchase Price in full not less than 30 days before the date of completion and full payment of purchase price. The cash rebate (if offered) will be offset against the balance of the Purchase Price payable by the Purchaser upon completion pursuant to the agreement for sale and purchase.

完成交易及付清樓價和其他款項之日期 Date of completion and full payment of the Purchase Price and other payments	現金回贈金額 Amount of cash rebate
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the preliminary agreement for sale and purchase	淨樓價 2.5% 2.5% of the Net Purchase Price

(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**

買方簽署臨時買賣合約購買本價單所列之住宅物業，可選擇享有下文其中一項優惠（買方必須簽署臨時買賣合約時決定選用以下其中一項優惠，而優惠一經揀選便不得更改）：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy any one of the benefits set out below (the Purchaser must choose one of the benefits upon signing of the preliminary agreement for sale and purchase, and it cannot be changed once selected):

- (1) 額外售價 3.75%折扣; 或
An extra 3.75% discount from the Price; OR

- (2) 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)。

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 Transaction 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 Transaction 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.

(b) **Kerry Homes 會員現金回贈 Cash Rebate for Kerry Homes Membership**

買家如屬 Kerry Homes 會員，可獲港幣\$100,000 現金回贈，現金回贈將抵銷部份買方依臨時買賣合約及正式買賣合約應支付之樓價餘額。

A cash rebate of HK\$100,000 will be offered to Purchasers who are Kerry Homes members. The Cash Rebate will be offset from the balance of Purchase Price payable by the Purchaser pursuant to the preliminary agreement for sale and purchase and the formal agreement for sale and purchase.

(c) **家居配置升級回贈 Cash Rebate for Asset Management Allowance**

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家居配置升級現金回贈予買方作為該物業電器升級之用，現金回贈金額為港幣\$100,000，現金回贈將抵銷部份買方依臨時買賣合約及正式買賣合約應支付之樓價餘額。

The Vendor will provide a Cash Rebate for Asset Management Allowance to a Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list for upgrading the electrical appliances in the Property. The Cash Rebate will be in the amount of HK\$100,000. The Cash Rebate will be offset from the balance of Purchase Price payable by the Purchaser pursuant to the preliminary agreement for sale and purchase and the formal agreement for sale and purchase.

(d) **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.

(e) **傢俬套餐優惠 Furniture 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傢俬套餐優惠，如買方不選擇傢俬套餐，買方可獲取現金回贈港幣\$100,000。現金回贈將抵銷部份買方依臨時買賣合約及正式買賣合約應支付之樓價餘額。

The Vendor will provide a Furniture Benefit to a Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list. If the Purchaser selects not to have the Furniture Benefit, the Purchaser shall be entitled to a cash rebate in the amount of HK\$100,000. The Cash Rebate will be offset from the balance of Purchase Price payable by the Purchaser pursuant to the preliminary agreement for sale and purchase and the formal agreement for sale and purchase.

(f) **嘉里集團之合資格人士 Qualified persons of Kerry Group**

如買方屬或包括任何「嘉里集團合資格人士」(定義見下文)，並在沒有委任地產代理之情況下，該買方可獲相等於有關物業在扣除(如適用) 本價單第三四三部分(2)段的付款計劃(A)或付款計劃(B)之折扣、本價單第三部分(4)(ab) 印花稅津貼優惠、本價單第三四三部分(34)(abc)段 Kerry Homes 會員現金回贈、本價單第三部分(34)(bcd)段家居配置升級回贈及本價單第三部分(34)(def)段傢俬套餐優惠優尚生活津貼優惠的金額後的價目的 3%之折扣優惠。該優惠並即時在該價目上扣減。

「嘉里集團合資格人士」包括下列公司或其在香港註冊成立之全資附屬公司之董事、員工及其家人*：

- (I) 嘉里建設有限公司；或
- (II) 嘉里控股有限公司；或
- (III) 嘉里貿易有限公司；或
- (IV) 香格里拉(亞洲)有限公司；或
- (V) 嘉里物流聯網有限公司。

*「家人」指配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

If the Purchaser is or includes any Qualified Person of Kerry Group (as defined below), provided that no estate agent has been appointed, such Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 3% of the Price of relevant property(ies) (after deduction of (if applicable) the amount of discount for Payment Method (A) or Payment Method (B) under paragraph (2) of Part 3 of this Price List, the amount of Subsidy of Stamp Duty under paragraph (4)(ab) of Part 3 of this Price List, the amount of Cash Rebate for Kerry Homes Membership under paragraph (34)(abc) of Part 3 of this Price List, the amount of Cash Rebate for Asset Management Allowance under paragraph (34)(bcd) of Part 3 of this Price List and the amount of Furniture Benefit Premium Living Subsidy Benefit under paragraph (34)(def) of Part 3 of this Price List). The benefit will be deducted from that price directly.

“Qualified Person of Kerry Group” includes the directors, employees and immediate family members* of such directors and employees of the following companies or their wholly owned subsidiaries incorporated in Hong Kong:

- (I) Kerry Properties Limited; or
- (II) Kerry Holdings Limited; or
- (III) Kerry Trading Co. Limited; or
- (IV) Shangri-la Asia Limited; or
- (V) Kerry Logistics Network Limited.

* “Immediate family member” means the spouse, parent, child, sibling, grandparent or grandchild of an individual.

(g) **備用第一按揭貸款(只適用於交吉出售單位及選用付款計劃 (A1))**

Standby First Mortgage Loan (Only applicable to units sold with vacant possession and Payment Method (A1))

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 a first mortgage loan (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions:

- 1) 淨樓價成交金額為港幣1,500萬或以下的住宅物業的第一按揭貸款最高金額為淨樓價樓價成交金額的90%；淨樓價樓價成交金額為港幣1,500萬以上但港幣1,750萬或以下的住宅物業的第一按揭貸款最高金額為港幣 1,050萬加淨樓價樓價成交金額的20%；淨樓價樓價成交金額為港幣1,750萬以上但港幣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樓價成交金額的80%；淨樓價樓價成交金額為港幣3,000萬以上但港幣3,600萬或以下的住宅物業的第一按揭貸款最高金額為港幣 1,800萬加淨樓價樓價成交金額的20%；淨樓價樓價成交金額為港幣3,600萬以上的住宅物業的第一按揭貸款最高金額為淨樓價樓價成交金額的70%。

The maximum amount of First Mortgage Loan shall be 90% of the Net Transaction Purchase Price if the Net Purchase Transaction Price of the residential property is or under HK\$15 million. The maximum amount of First Mortgage Loan shall be HK\$10.5 million plus 20% of the Net Purchase Price Purchase Transaction Price if the Net Purchase Price Purchase Transaction Price of the residential property is over HK\$15 million but is or under HK\$17.5 million. The maximum amount of First Mortgage Loan shall be 80% of the Net Purchase Price Purchase Transaction Price if the Net Purchase Price Purchase Transaction Price of the residential property is over HK\$17.5 million but is or under HK\$30 million. The maximum amount of First Mortgage Loan shall be HK\$18 million plus 20% of the Net Purchase Transaction Price if the Net Purchase Price Purchase Transaction Price of the residential property is over HK\$30 million but is or under HK\$36 million. The maximum amount of First Mortgage Loan shall be 70% of the Net Purchase Price Purchase Transaction Price if the Net Purchase Price Purchase Transaction Price of the residential property is over HK\$36 million.

- 2) 買方必須於付清樓價成交金額餘款之日起計最少60天前以指定格式的申請書向介紹之第一承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 Transaction 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) 買方須以所購之期數的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Phase 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 2.5%(P-2.5%)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，賣方及如此聘用的人並無就其作出，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 2.5% (P-2.5%). 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 and the Person so Engaged in respect thereof.

- 7) 買方須每月供款，而利息由提款日起計算。

Purchasers shall pay monthly installments and interest will be accrued starting from the day of drawdown.

- 8) 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，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，與賣方及如此聘用的人無關，且於任何情況賣方及如此聘用的人均無需為此負責。賣方及如此聘用的人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成交金額餘款。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及/或如此聘用的人提出任何申索。

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 and the Person so Engaged (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 and the Person so Engaged 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 Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor and/or the Person so Engaged 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.

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.

- (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) 備註 Remarks

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.