

價單 Price List

第一部分：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	Downtown 38	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	北帝街38號 No.38 Pak Tai Street		
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)			228

印製日期 Date of Printing	價單編號 Number of Price List
11 January 2019	1

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「√」標示 Please use "√" to indicate changes to prices of residential properties
		價錢 Price
無 NIL	無 NIL	無 NIL

第二部分：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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Downtown 38	11	A	38,449 (414) 露台 Balcony:2.107 (23); 工作平台 Utility Platform:1.502 (16)	7,946,000	206,663 (19,193)	-	-	-	-	-	-	-	-	-	
Downtown 38	10	A	38,449 (414) 露台 Balcony:2.107 (23); 工作平台 Utility Platform:1.502 (16)	7,922,000	206,039 (19,135)	-	-	-	-	-	-	-	-	-	
Downtown 38	9	A	38,449 (414) 露台 Balcony:2.107 (23); 工作平台 Utility Platform:1.502 (16)	7,899,000	205,441 (19,080)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	A	38,449 (414) 露台 Balcony:2.107 (23); 工作平台 Utility Platform:1.502 (16)	7,875,000	204,817 (19,022)	-	-	-	-	-	-	-	-	-	
Downtown 38	7	A	38,449 (414) 露台 Balcony:2.107 (23); 工作平台 Utility Platform:1.502 (16)	7,851,000	204,193 (18,964)	-	-	-	-	-	-	-	-	-	
Downtown 38	6	A	38,449 (414) 露台 Balcony:2.107 (23); 工作平台 Utility Platform:1.502 (16)	7,828,000	203,594 (18,908)	-	-	-	-	-	-	-	-	-	
Downtown 38	11	B	27,848 (300) 露台 Balcony:2.002 (22); 工作平台 Utility Platform:0.000 (0)	5,848,000	209,997 (19,493)	-	-	-	-	-	-	-	-	-	
Downtown 38	10	B	27,848 (300) 露台 Balcony:2.002 (22); 工作平台 Utility Platform:0.000 (0)	5,831,000	209,387 (19,437)	-	-	-	-	-	-	-	-	-	

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Downtown 38	9	B	27.848 (300) 露台 Balcony:2.002 (22); 工作平台 Utility Platform:0.000 (0)	5,813,000	208,740 (19,377)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	B	27.848 (300) 露台 Balcony:2.002 (22); 工作平台 Utility Platform:0.000 (0)	5,796,000	208,130 (19,320)	-	-	-	-	-	-	-	-	-	
Downtown 38	7	B	27.848 (300) 露台 Balcony:2.002 (22); 工作平台 Utility Platform:0.000 (0)	5,779,000	207,519 (19,263)	-	-	-	-	-	-	-	-	-	
Downtown 38	6	B	27.848 (300) 露台 Balcony:2.002 (22); 工作平台 Utility Platform:0.000 (0)	5,761,000	206,873 (19,203)	-	-	-	-	-	-	-	-	-	
Downtown 38	5	B	27.946 (301) 露台 Balcony:2.002 (22); 工作平台 Utility Platform:0.000 (0)	5,763,000	206,219 (19,146)	-	-	-	-	-	-	-	-	-	
Downtown 38	9	C	34.995 (377) 露台 Balcony:2.008 (22); 工作平台 Utility Platform:1.500 (16)	7,363,000	210,401 (19,531)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	C	34.995 (377) 露台 Balcony:2.008 (22); 工作平台 Utility Platform:1.500 (16)	7,341,000	209,773 (19,472)	-	-	-	-	-	-	-	-	-	
Downtown 38	7	C	34.995 (377) 露台 Balcony:2.008 (22); 工作平台 Utility Platform:1.500 (16)	7,319,000	209,144 (19,414)	-	-	-	-	-	-	-	-	-	

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Downtown 38	6	C	34.995 (377) 露台 Balcony:2.008 (22); 工作平台 Utility Platform:1.500 (16)	7,297,000	208,516 (19,355)	-	-	-	-	-	-	-	-	-	
Downtown 38	11	D	28.266 (304) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	5,941,000	210,182 (19,543)	-	-	-	-	-	-	-	-	-	
Downtown 38	10	D	28.266 (304) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	5,923,000	209,545 (19,484)	-	-	-	-	-	-	-	-	-	
Downtown 38	9	D	28.266 (304) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	5,905,000	208,908 (19,424)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	D	28.266 (304) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	5,888,000	208,307 (19,368)	-	-	-	-	-	-	-	-	-	
Downtown 38	7	D	28.266 (304) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	5,870,000	207,670 (19,309)	-	-	-	-	-	-	-	-	-	
Downtown 38	6	D	28.266 (304) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	5,852,000	207,033 (19,250)	-	-	-	-	-	-	-	-	-	
Downtown 38	11	E	28.267 (304) 露台 Balcony:2.184 (24); 工作平台 Utility Platform:0.000 (0)	5,938,000	210,068 (19,533)	-	-	-	-	-	-	-	-	-	

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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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Downtown 38	10	E	28.267 (304) 露台 Balcony:2.184 (24); 工作平台 Utility Platform:0.000 (0)	5,921,000	209,467 (19,477)	-	-	-	-	-	-	-	-	-	
Downtown 38	9	E	28.267 (304) 露台 Balcony:2.184 (24); 工作平台 Utility Platform:0.000 (0)	5,903,000	208,830 (19,418)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	E	28.267 (304) 露台 Balcony:2.184 (24); 工作平台 Utility Platform:0.000 (0)	5,885,000	208,193 (19,359)	-	-	-	-	-	-	-	-	-	
Downtown 38	7	E	28.267 (304) 露台 Balcony:2.184 (24); 工作平台 Utility Platform:0.000 (0)	5,868,000	207,592 (19,303)	-	-	-	-	-	-	-	-	-	
Downtown 38	6	E	28.267 (304) 露台 Balcony:2.184 (24); 工作平台 Utility Platform:0.000 (0)	5,850,000	206,955 (19,243)	-	-	-	-	-	-	-	-	-	
Downtown 38	10	F	27.998 (301) 露台 Balcony:2.024 (22); 工作平台 Utility Platform:0.000 (0)	5,878,000	209,944 (19,528)	-	-	-	-	-	-	-	-	-	
Downtown 38	9	F	27.998 (301) 露台 Balcony:2.024 (22); 工作平台 Utility Platform:0.000 (0)	5,861,000	209,336 (19,472)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	F	27.998 (301) 露台 Balcony:2.024 (22); 工作平台 Utility Platform:0.000 (0)	5,843,000	208,693 (19,412)	-	-	-	-	-	-	-	-	-	

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Downtown 38	7	F	27.998 (301) 露台 Balcony:2.024 (22); 工作平台 Utility Platform:0.000 (0)	5,826,000	208,086 (19,355)	-	-	-	-	-	-	-	-	-	
Downtown 38	6	F	27.998 (301) 露台 Balcony:2.024 (22); 工作平台 Utility Platform:0.000 (0)	5,808,000	207,443 (19,296)	-	-	-	-	-	-	-	-	-	
Downtown 38	9	G	28.222 (304) 露台 Balcony:2.125 (23); 工作平台 Utility Platform:0.000 (0)	5,917,000	209,659 (19,464)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	G	28.222 (304) 露台 Balcony:2.125 (23); 工作平台 Utility Platform:0.000 (0)	5,899,000	209,021 (19,405)	-	-	-	-	-	-	-	-	-	
Downtown 38	7	G	28.222 (304) 露台 Balcony:2.125 (23); 工作平台 Utility Platform:0.000 (0)	5,882,000	208,419 (19,349)	-	-	-	-	-	-	-	-	-	
Downtown 38	6	G	28.222 (304) 露台 Balcony:2.125 (23); 工作平台 Utility Platform:0.000 (0)	5,864,000	207,781 (19,289)	-	-	-	-	-	-	-	-	-	
Downtown 38	19	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,638,000	196,521 (18,246)	-	-	-	-	-	-	-	-	-	
Downtown 38	18	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,610,000	195,545 (18,155)	-	-	-	-	-	-	-	-	-	

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.)									
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Downtown 38	17	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,593,000	194,953 (18,100)	-	-	-	-	-	-	-	-	-	
Downtown 38	16	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,577,000	194,395 (18,049)	-	-	-	-	-	-	-	-	-	
Downtown 38	15	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,560,000	193,803 (17,994)	-	-	-	-	-	-	-	-	-	
Downtown 38	12	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,543,000	193,210 (17,939)	-	-	-	-	-	-	-	-	-	
Downtown 38	11	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,527,000	192,652 (17,887)	-	-	-	-	-	-	-	-	-	
Downtown 38	10	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,510,000	192,060 (17,832)	-	-	-	-	-	-	-	-	-	
Downtown 38	9	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,494,000	191,502 (17,780)	-	-	-	-	-	-	-	-	-	
Downtown 38	8	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,477,000	190,909 (17,725)	-	-	-	-	-	-	-	-	-	

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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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
Downtown 38	7	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,461,000	190,352 (17,673)	-	-	-	-	-	-	-	-	-
Downtown 38	6	L	28.689 (309) 露台 Balcony:2.204 (24); 工作平台 Utility Platform:0.000 (0)	5,445,000	189,794 (17,621)	-	-	-	-	-	-	-	-	-

(1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3) 條 / Section 53(3)

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

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

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

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

(4) 註：『售價』指本價單第二部分中所列之住宅物業的售價，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關支付條款及/或相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant terms of payment and/or relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(A1) 現金付款計劃
Cash Payment Plan

(i) 支付條款
The 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\$100,000 作為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及/或銀行本票支付，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\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “KAO, LEE & YIP SOLICITORS”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價 5%作為部分樓價價款於簽署臨時買賣合約的日期後 60 日內，或於賣方就其有能力將該發展項目中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
5% of the purchase price being part payment of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser, whichever is earlier.
3. 樓價 90%作為樓價餘額於簽署臨時買賣合約的日期後 180 日內，或於賣方就其有能力將該發展項目中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
90% of the purchase price being balance of purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(A1)段所述的現金付款計劃之買方，可獲 2%售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the Cash Payment Plan stated in paragraph (4)(A1).

2. 印花稅優惠
Stamp Duty Benefit

買方可獲4%售價折扣作為印花稅優惠。

The Purchaser will be offered 4% discount on the price as the Stamp Duty Benefit.

3. 特別售價折扣
Special Price Discount

凡於2019年2月28日或之前簽署臨時買賣合約，買方可獲2%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 28 February 2019, the Purchaser will be offered 2% discount on the price.

4. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

凡於2019年2月28日或之前簽署臨時買賣合約，如買方為新地會會員（即在簽署臨時買賣合約當日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方可獲1%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 28 February 2019, if the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(iii) 可就購買該發展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

除第(4)(A1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(A1)段所述現金付款計劃之買方可享以下由同德(香港)有限公司(作為『賣方(如此聘用的人)』或『發展商』)提供或安排的贈品、財務優惠或利益(『發展商優惠』)。市區重建局(作為『賣方(擁有人)』)與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(A1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Top Deluxe (H.K.) Limited (as “Vendor (Person so engaged)” or “Developer”) to the Purchaser who chooses the Cash Payment Plan mentioned in paragraph (4)(A1). The Urban Renewal Authority (as “Vendor (Owner)”) is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向發展商的指定財務機構申請備用第二按揭貸款。備用第二按揭貸款的最高金額為樓價的30%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過樓價的80%，或應繳付之樓價餘額，以較低者為準。首36個月之第二按揭的利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之第二按揭的利率為港元最優惠利率加1% p.a.，港元最優惠利率浮動。詳情請參閱附錄1(b)。

The Purchaser may apply for a Standby Second Mortgage Loan from the Developer's designated financing company. The maximum Standby Second Mortgage Loan amount shall be 30% of the purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the purchase price, or the balance of purchase price payable, whichever is lower. Interest rate of the Second Mortgage Loan for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(b) for details.

2. 首3年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景(如有)及盆栽(如有)及第(4)(A1)(iii) 3段所述的該家具)有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects (fair wear and tear excepted) to the residential property (excluding the landscape area (if any) and potted plants (if any) and the Furniture as set out in paragraph (4)(A1)(iii)3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 送贈家具優惠
Free Furniture Offer

任何住宅物業(28樓B單位除外)的買方可免費獲發展商於住宅物業提供本價單附錄2所述之相關住宅物業之家具(『該家具』)。賣方(即賣方擁有人)及/或賣方(如此聘用的人)/發展商)或其代表不會就該家具作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該家具將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該家具提出任何異議或質詢。為免疑問，第(4)(A1)(iii) 2段所述的首3年保修優惠不適用於該家具。本優惠受其他條款及條件約束。

The Purchaser of any residential property (except Flat B on 28/F) will be provided by the Developer with the furniture of the relevant residential property as set out in Annex 2 hereto (the "Furniture") in the Property free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor (that is the Vendor (Owner) and/or the Vendor (Person so engaged)/Developer) or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(A1)(iii)2 does not apply to the Furniture. This offer is subject to other terms and conditions.

(4)(B1) 靈活付款計劃

Flexible Payment Plan

(i) 支付條款
The 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\$100,000 作為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及/或銀行本票支付，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\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “KAO, LEE & YIP SOLICITORS”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價 6%作為部分樓價價款分 3 期 (於簽署臨時買賣合約的日期後 60、120 及 180 日內) 繳付，每期為樓價 2%；或於賣方就其有能力將該發展項目中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
6% of the purchase price being part payment of the purchase price shall be paid by 3 instalments (within 60, 120 and 180 days after the date of signing of the preliminary agreement for sale and purchase) at 2% of the purchase price for each instalment; or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser, whichever is earlier.
3. 樓價 4%作為部分樓價價款分 4 期 (於簽署臨時買賣合約的日期後 210、240、270 及 300 日內) 繳付，每期為樓價 1%；或於賣方就其有能力將該發展項目中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
4% of the purchase price being part payment of the purchase price shall be paid by 4 instalments (within 210, 240, 270 and 300 days after the date of signing of the preliminary agreement for sale and purchase) at 1% of the purchase price for each instalment; or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser, whichever is earlier.
4. 樓價 85%作為樓價餘額於賣方就其有能力將該發展項目中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
85% of the purchase price being balance of purchase price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 印花稅優惠

Stamp Duty Benefit

買方可獲4%售價折扣作為印花稅優惠。

The Purchaser will be offered 4% discount on the price as the Stamp Duty Benefit.

2. 特別售價折扣

Special Price Discount

凡於2019年2月28日或之前簽署臨時買賣合約，買方可獲2%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 28 February 2019, the Purchaser will be offered 2% discount on the price.

3. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

凡於2019年2月28日或之前簽署臨時買賣合約，如買方為新地會會員（即在簽署臨時買賣合約當日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方可獲1%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 28 February 2019, if the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(iii) 可就購買該發展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

除第(4)(B1)(ii)段所述之售價折扣(如適用)外，選擇第(4)(B1)段所述靈活付款計劃之買方可享以下由同德(香港)有限公司(作為『賣方(如此聘用的人)』或『發展商』)提供或安排的贈品、財務優惠或利益(『發展商優惠』)。市區重建局(作為『賣方(擁有人)』)與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the price mentioned in paragraph (4)(B1)(ii) (if applicable), the following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by Top Deluxe (H.K.) Limited (as “Vendor (Person so engaged)” or “Developer”) to the Purchaser who chooses the Flexible Payment Plan mentioned in paragraph (4)(B1). The Urban Renewal Authority (as “Vendor (Owner)”) is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

1. 貸款優惠
Loan Benefit

買方可向發展商的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan benefits from the Developer's designated financing company:

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

備用第一按揭貸款的最高金額為樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。首36個月之第一按揭的利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之第一按揭的利率為港元最優惠利率加1% p.a.，港元最優惠利率浮動。詳情請參閱附錄1(a)。
The maximum Standby First Mortgage Loan amount shall be 80% of the purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Interest rate of the First Mortgage Loan for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(a) for details.

(b) 備用第二按揭貸款
Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為樓價的30%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過樓價的80%，或應繳付之樓價餘額，以較低者為準。首36個月之第二按揭的利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之第二按揭的利率為港元最優惠利率加1% p.a.，港元最優惠利率浮動。詳情請參閱附錄1(b)。
The maximum Standby Second Mortgage Loan amount shall be 30% of the purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the purchase price, or the balance of purchase price payable, whichever is lower. Interest rate of the Second Mortgage Loan for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. Please see Annex 1(b) for details.

2. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括園景(如有)及盆栽(如有)及第(4)(B1)(iii) 3 段所述的該家具)有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向發展商發出書面通知，發展商須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Developer shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects (fair wear and tear excepted) to the residential property (excluding the landscape area (if any) and potted plants (if any) and the Furniture as set out in paragraph (4)(B1)(iii)3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 送贈家具優惠

Free Furniture Offer

任何住宅物業(28樓B單位除外)的買方可免費獲發展商於住宅物業提供本價單附錄2所述之相關住宅物業之家具(『該家具』)。賣方(即賣方(擁有人)及/或賣方(如此聘用的人)/發展商)或其代表不會就該家具作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該家具將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該家具提出任何異議或質詢。為免疑問，第(4)(B1)(iii) 2段所述的首3年保修優惠不適用於該家具。本優惠受其他條款及條件約束。

The Purchaser of any residential property (except Flat B on 28/F) will be provided by the Developer with the furniture of the relevant residential property as set out in Annex 2 hereto (the "Furniture") in the Property free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor (that is the Vendor (Owner) and/or the Vendor (Person so engaged)/Developer) or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(B1)(iii)2 does not apply to the Furniture. This offer is subject to other terms and conditions.

(4)(iv) 誰人負責支付買賣該發展項目中的指明住宅物業的有關律師費及印花稅

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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her/its behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

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

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

3. 買方須支付有關臨時買賣合約、買賣合約及轉讓契之所有印花稅(包括但不限於任何根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

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

一切製作、登記及完成公契及管理協議 (『公契』) 之費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件核證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或以較低稅率(第 2 標準)繳納從價印花稅而須作出的任何法定聲明的費用、所購住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or charging ad valorem stamp duty at lower rates (Scale 2), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。發展商有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。發展商亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，發展商之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Developer has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Developer also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Developer's decision shall be final and binding on the Purchasers.
3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前30日向發展商提出申請，並須向發展商繳付手續費港幣\$5,000及承擔有關律師費用及代墊付費用(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和發展商的最終決定。
If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Developer for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier), and pay a handling fee of HK\$5,000 to the Developer and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Developer.
4. 發展商的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。
The Developer's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

5. 由發展商之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。
- The maximum loan amount, interest rate and terms of any loan to be offered by the Developer's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

附錄 1(a) 備用第一按揭貸款
Annex 1(a) Standby First Mortgage Loan

發展商的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).
- (II) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and the other conditions) as set out in the relevant payment plan.
- (III) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (IV) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (V) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VI) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構將會對買方及其擔保人(如有)進行信貸審查及評估。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any).
- (VIII) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.
- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.

- (X) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關賣方代表律師辦理第一按揭貸款法律文件的費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (XI) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval, disapproval or the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (XII) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.
- (XIII) 賣方(擁有人)或賣方(如此聘用的人)就第一按揭貸款之安排及批核不作出或不應視為已作出任何陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor (Owner) or the Vendor (Person so engaged) as to the arrangement and the approval of the First Mortgage Loan.

附錄 1(b) 備用第二按揭貸款
Annex 1(b) Standby Second Mortgage Loan

發展商的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Developer’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).
- (II) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and the other conditions) as set out in the relevant payment plan.
- (III) 第二按揭貸款以該住宅物業之法定按揭作抵押。
The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.
- (IV) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (V) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (VI) 買方須以按月分期償還第二按揭貸款。
The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
- (VII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any).
- (VIII) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for a Second Mortgage Loan.

- (IX) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.
- (X) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關賣方代表律師辦理第二按揭貸款法律文件的費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。
All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.
- (XI) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
- (XII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval, disapproval or the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (XIII) 此第二按揭貸款受其他條款及細則約束。
This Second Mortgage Loan is subject to other terms and conditions.
- (XIV) 賣方(擁有人)或賣方(如此聘用的人)就第二按揭貸款之安排及批核不作出或不應視為已作出任何陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor (Owner) or the Vendor (Person so engaged) as to the arrangement and the approval of the Second Mortgage Loan.
- 備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。
Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 2 送贈家具優惠
Annex 2 Free Furniture Offer

家具 Furniture	5樓至12樓、 15樓至23樓及 25樓至27樓 5/F-12/F, 15/F-23/F& 25/F-27/F											28樓 28/F							
	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
木櫃 Wooden Cabinet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓

註:

Remarks:

✓ 表示該家具會被提供

✓ denotes that the Furniture will be provided

- 表示該家具不會被提供

- denotes that the Furniture will not be provided

有關家具的設計、顏色、物料及數量，請向發展商查詢。本送贈家具優惠受其他條款及條件約束。如有爭議，發展商有絕對酌情權作出決定。

For details of the design, colour, materials and quantity of the Furniture, please enquire with the Developer. The Free Furniture Offer is subject to other terms and conditions. The Developer shall have the absolute discretion in case of dispute.

- (5) 賣方已委任地產代理在該發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理：

Agent appointed by the Vendor:

新鴻基地產(銷售及租賃)代理有限公司

Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited

請注意: 任何人可委任任何地產代理在購買該發展項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就該發展項目指定的互聯網網站的網址為: **<http://www.downtown38.com/>**

The address of the website designated by the Vendor for the Development is: **<http://www.downtown38.com/>**