

根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	大學閣 University Heights	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	旭龢道 42 號 No. 42 Kotewall Road		

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

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

第二部份：交易資料 Part 2: Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
20-10-2021	27-10-2021		第 1 座 Tower 1	9	A	地庫 1 層汽車停車位 P10 號 Car Parking Space No. P10 on the Basement 1 Floor	\$80,100,000		招標文件第1-A號 Tender Document No. 1-A (1) 支付條款 A (見備註 7(c)(i)) Term of Payment A (See Remark 7(c)(i)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	15	A	地庫 1 層汽車停車位 P2 號 Car Parking Space No. P2 on the Basement 1 Floor	\$95,220,000		招標文件第2-D號 Tender Document No. 2-D (1) 支付條款A1 (見備註7(c)(ii)) Term of Payment A1 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	15	B	地庫 1 層汽車停車位 P5 號 Car Parking Space No. P5 on the Basement 1 Floor	\$91,872,000		招標文件第2-D號 Tender Document No. 2-D (1) 支付條款A1 (見備註7(c)(ii)) Term of Payment A1 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	16	A	地庫 1 層汽車停車位 P3 號及 P4 號 Car Parking Spaces Nos. P3 and P4 on the Basement 1 Floor	\$258,054,000		招標文件第2-D號 Tender Document No. 2-D (1) 支付條款A1 (見備註7(c)(ii)) Term of Payment A1 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	9	B	地庫 1 層汽車停車位 P17 號 Car Parking Space No. P17 on the Basement 1 Floor	\$77,299,200		招標文件第3-A號 Tender Document No. 3-A (1) 支付條款A2 (見備註7(c)(iii)) Term of Payment A2 (See Remark 7(c)(iii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	

臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
				屋號(House Number) / 屋名(Name of the House)						
14-01-2022	21-01-2022		第 1 座 Tower 1	6	B	地庫 1 層汽車停車位 P28 號 Car Parking Space No. P28 on the Basement 1 Floor	\$69,500,000		招標文件第4-K號 Tender Document No. 4-K (1) 支付條款A3 (見備註7(c)(iv)) Term of Payment A3 (See Remark 7(c)(iv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
01-04-2022	11-04-2022		第 1 座 Tower 1	3	A	地庫 1 層汽車停車位 P16 號 Car Parking Space No. P16 on the Basement 1 Floor	\$68,000,000		招標文件第5-BT號 Tender Document No. 5-BT (1) 支付條款A3 (見備註7(c)(iv)) Term of Payment A3 (See Remark 7(c)(iv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
09-04-2022	19-04-2022		第 1 座 Tower 1	2	B		\$58,800,000		招標文件第6-A號 Tender Document No. 6-A (1) 支付條款A3 (見備註7(c)(iv)) Term of Payment A3 (See Remark 7(c)(iv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
15-04-2022	25-04-2022		第 1 座 Tower 1	3	B	地庫 1 層汽車停車位 P24 號 Car Parking Space No. P24 on the Basement 1 Floor	\$65,000,000		招標文件第5-CH號 Tender Document No. 5-CH (1) 支付條款A3 (見備註7(c)(iv)) Term of Payment A3 (See Remark 7(c)(iv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
20-06-2022	27-06-2022		第 1 座 Tower 1	6	A	地庫 1 層汽車停車位 P25 號 Car Parking Space No. P25 on the Basement 1 Floor	\$71,800,000		招標文件第4-FL號 Tender Document No. 4-FL (1) 支付條款A6 (見備註7(c)(v)) Term of Payment A6 (See Remark 7(c)(v)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
03-10-2022	11-10-2022		第 1 座 Tower 1	5	B		\$60,000,000		招標文件第8-FE號 Tender Document No. 8-FE (1) 支付條款A4 (見備註7(c)(vi)) Term of Payment A4 (See Remark 7(c)(vi)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首 20 個月免息按揭貸款(見備註 7(e)) First 20 months Interest- Free Mortgage Loan (See Remark 7(e))	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
				屋號(House Number) / 屋名(Name of the House)						
14-11-2022	21-11-2022		第 1 座 Tower 1	8	A	地庫 1 層汽車停車位 P31 號 Car Parking Space No. P31 on the Basement 1 Floor	\$73,000,000	招標文件第10號 Tender Document No. 10 (1) 支付條款B1 (見備註7(c)(vii)) Term of Payment B1 (See Remark 7(c)(vii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首 20 個月免息按揭貸款(見備註 7(e)) First 20 months Interest- Free Mortgage Loan (See Remark 7(e))		
17-11-2022	24-11-2022		第 1 座 Tower 1	7	B	地庫 1 層汽車停車位 P26 號 Car Parking Space No. P26 on the Basement 1 Floor	\$68,800,000	招標文件第 7-HG號 Tender Document No. 7-HG (1) 支付條款B2 (見備註7(c)(viii)) Term of Payment B2 (See Remark 7(c)(viii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首20個月免息按揭貸款(見備註7(e)) First 20 months Interest- Free Mortgage Loan (See Remark 7(e))		
02-12-2022	09-12-2022		第 1 座 Tower 1	7	A		\$65,000,000	招標文件第 7-HV號 Tender Document No. 7-HV (1) 支付條款B3 (見備註7(c)(ix)) Term of Payment B3 (See Remark 7(c)(ix)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首20個月免息按揭貸款(見備註7(f)) First 20 months Interest- Free Mortgage Loan (See Remark 7(f))		
10-12-2022	16-12-2022		第 1 座 Tower 1	5	A	地庫 1 層汽車停車位 P19 號 Car Parking Space No. P19 on the Basement 1 Floor	\$66,000,000	招標文件第 8-HU號 Tender Document No. 8-HU (1) 支付條款B4 (見備註7(c)(x)) Term of Payment B4 (See Remark 7(c)(x)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首20個月免息按揭貸款(見備註7(e)) First 20 months Interest- Free Mortgage Loan (See Remark 7(e))		

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
				屋號(House Number) / 屋名(Name of the House)						
20-12-2022	29-12-2022		第 1 座 Tower 1	1	B		\$65,000,000	招標文件第 9-FU號 Tender Document No. 9-FU (1) 支付條款B5 (見備註7(c)(xi)) Term of Payment B5 (See Remark 7(c)(xi)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首20個月免息按揭貸款(見備註7(g)) First 20 months Interest- Free Mortgage Loan (See Remark 7(g))		
05-01-2023	12-01-2023		第 1 座 Tower 1	2	A	地庫 1 層汽車停車位 P22 號 Car Parking Space No. P22 on the Basement 1 Floor	\$63,680,000	招標文件第 6-JL號 Tender Document No. 6-JL (1) 支付條款A7 (見備註7(c)(xii)) Term of Payment A7 (See Remark 7(c)(xii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
15-01-2023	20-01-2023		第 1 座 Tower 1	10	B	地庫 1 層汽車停車位 P9 號 Car Parking Space No. P9 on the Basement 1 Floor	\$76,800,000	招標文件第 12-AC號 Tender Document No. 12-AC (1) 支付條款A8 (見備註7(c)(xiii)) Term of Payment A8 (See Remark 7(c)(xiii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
16-01-2023	26-01-2023		第 1 座 Tower 1	1	A		\$68,000,000	招標文件第 9-GY號 Tender Document No. 9-GY (1) 支付條款A5 (見備註7(c)(xiv)) Term of Payment A5 (See Remark 7(c)(xiv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
01-02-2023	08-02-2023		第 1 座 Tower 1	11	A	地庫 1 層汽車停車位 P30 號 Car Parking Space No. P30 on the Basement 1 Floor	\$86,330,000	招標文件第 13-AL號 Tender Document No. 13-AL (1) 支付條款A5 (見備註7(c)(xiv)) Term of Payment A5 (See Remark 7(c)(xiv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3)送贈傢俱優惠(見備註7(h)) Free Furniture Offer (See Remark 7(h))		
02-02-2023	09-02-2023		第 1 座 Tower 1	10	A	地庫 1 層汽車停車位 P29 號 Car Parking Space No. P29 on the Basement 1 Floor	\$80,800,000	招標文件第 13-AM號 Tender Document No. 13-AM (1) 支付條款A9 (見備註7(c)(xv)) Term of Payment A9 (See Remark 7(c)(xv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
				屋號(House Number) / 屋名(Name of the House)						
13-05-2023	19-05-2023		第 1 座 Tower 1	11	B	地庫 1 層汽車停車位 P21 號 Car Parking Space No. P21 on the Basement 1 Floor	\$81,000,000	招標文件第 15-AN號 Tender Document No. 15-AN (1) 支付條款A5 (見備註7(c)(xiv)) Term of Payment A5 (See Remark 7(c)(xiv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
21-06-2023	28-06-2023		第 1 座 Tower 1	12	A		\$82,000,000	招標文件第 16號 Tender Document No. 16 (1) 支付條款B (見備註7(c)(xvi)) Term of Payment B (See Remark 7(c)(xvi)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首20個月免息按揭貸款(見備註7(i)) First 20 months Interest- Free Mortgage Loan (See Remark 7(i))		
30-06-2023	07-07-2023		第 1 座 Tower 1	8	B		\$66,000,000	招標文件第 14號 Tender Document No. 14 (1) 支付條款C (見備註7(c)(xvii)) Term of Payment C (See Remark 7(c)(xvii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 首20個月免息按揭貸款(見備註7(i)) First 20 months Interest- Free Mortgage Loan (See Remark 7(i))		
31-10-2023	03-11-2023		第 2 座 Tower 2	16	A	地庫 1 層汽車停車位 P13、P14 及 P15 號 Car Parking Space No. P13, P14 and P15 all on the Basement 1 Floor	\$254,300,000	招標文件第 17號 Tender Document No. 17 (1) 支付條款A5 (見備註7(c)(xiv)) Term of Payment A5 (See Remark 7(c)(xiv)) (2) 住宅物業及車位連租約出售。 The Residential Property and the Car Parking Spaces are sold subject to existing tenancy.		
12-11-2023	17-11-2023		第 2 座 Tower 2	1	A	地庫 2 層汽車停車位 P3 號 Car Parking Space No. P3 on the Basement 2 Floor	\$65,800,000	招標文件第 18號 Tender Document No. 18 (1) 支付條款A10 (見備註7(c)(xviii)) Term of Payment A10 (See Remark 7(c)(xviii))		
02-12-2023	08-12-2023		第 2 座 Tower 2	8	A		\$67,500,000	招標文件第 19號 Tender Document No. 19 (1) 支付條款A11 (見備註7(c)(xix)) Term of Payment A11 (See Remark 7(c)(xix)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
				屋號(House Number) / 屋名(Name of the House)						
10-12-2023	15-12-2023		第 2 座 Tower 2	9	A	地庫 2 層汽車停車位 P2 號 Car Parking Space No. P2 on the Basement 2 Floor	\$73,980,000	招標文件第 20 號 Tender Document No. 20 (1) 支付條款A12 (見備註7(c)(xx)) Term of Payment A12 (See Remark 7(c)(xx)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
02-03-2024	08-03-2024		第 2 座 Tower 2	1	B	地庫 3 層汽車停車位 P12 號 Car Parking Space No. P12 on the Basement 3 Floor	\$64,500,000	招標文件第 21 號 Tender Document No. 21 (1) 支付條款A13 (見備註7(c)(xxi)) Term of Payment A13 (See Remark 7(c)(xxi)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
06-03-2024	13-03-2024		第 2 座 Tower 2	6	A		\$63,400,000	招標文件第 22 號 Tender Document No. 22 (1) 支付條款A14 (見備註7(c)(xxii)) Term of Payment A14 (See Remark 7(c)(xxii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 一個住宅停車位認購權(見備註7(j)) Option to purchase a Residential Parking Space (See Remark 7(j))		
11-03-2024	18-03-2024		第 2 座 Tower 2	2	B	地庫 3 層汽車停車位 P10 號 Car Parking Space No. P10 on the Basement 3 Floor	\$62,000,000	招標文件第 23 號 Tender Document No. 23 (1) 支付條款A15 (見備註7(c)(xxiii)) Term of Payment A15 (See Remark 7(c)(xxiii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
11-03-2024	14-03-2024		第 2 座 Tower 2	2	A	地庫 3 層汽車停車位 P11 號 Car Parking Space No. P11 on the Basement 3 Floor	\$62,800,000	招標文件第 23 號 Tender Document No. 23 (1) 支付條款A16 (見備註7(c)(xxiv)) Term of Payment A16 (See Remark 7(c)(xxiv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
11-03-2024	18-03-2024		第 2 座 Tower 2	7	B	地庫 2 層汽車停車位 P4 號 Car Parking Space No. P4 on the Basement 2 Floor	\$68,500,000	招標文件第 24 號 Tender Document No. 24 (1) 支付條款A17 (見備註7(c)(xxv)) Term of Payment A17 (See Remark 7(c)(xxv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		

臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
				屋號(House Number) / 屋名(Name of the House)						
13-03-2024	20-03-2024		第 2 座 Tower 2	8	B		\$66,000,000	招標文件第 25 號 Tender Document No. 25 (1) 支付條款 A18 (見備註 7(c)(xxvi)) Term of Payment A18 (See Remark 7(c)(xxvi)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 一個住宅停車位認購權(見備註 7(k)) Option to purchase a Residential Parking Space (See Remark 7(k))		
18-03-2024	25-03-2024		第 2 座 Tower 2	3	A		\$61,200,000	招標文件第 26 號 Tender Document No. 26 (1) 支付條款 A19 (見備註 7(c)(xxvii)) Term of Payment A19 (See Remark 7(c)(xxvii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 一個住宅停車位認購權(見備註 7(l)) Option to purchase a Residential Parking Space (See Remark 7(l))		
30-03-2024	09-04-2024		第 2 座 Tower 2	9	B	地庫 2 層汽車停車位 P12 號 Car Parking Space No. P12 on the Basement 2 Floor	\$72,000,000	招標文件第 27 號 Tender Document No. 27 (1) 支付條款 A10 (見備註 7(c)(xviii)) Term of Payment A10 (See Remark 7(c)(xviii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
11-04-2024	18-04-2024		第 2 座 Tower 2	7	A		\$65,000,000	招標文件第 28 號 Tender Document No. 28 (1) 支付條款 A20 (見備註 7(c)(xxviii)) Term of Payment A20 (See Remark 7(c)(xxviii)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 一個住宅停車位認購權(見備註 7(l)) Option to purchase a Residential Parking Space (See Remark 7(l))		

臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and date of any revision of price (DD-MM-YYYY)	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
				屋號(House Number) / 屋名(Name of the House)						
17-04-2024	24-04-2024		第 2 座 Tower 2	5	A		\$62,500,000	招標文件第 29 號 Tender Document No. 29 (1) 支付條款A21 (見備註7(c)(xxix)) Term of Payment A21 (See Remark 7(c)(xxix)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) (3) 一個住宅停車位認購權(見備註7(m)) Option to purchase a Residential Parking Space (See Remark 7(m))		
18-07-2024	25-07-2024		第 3 座 Tower 3	1	A	地庫 2 層汽車停車位 P13 號 Car Parking Space No. P13 on the Basement 2 Floor	\$64,500,000	招標文件第 30 號 Tender Document No. 30 (1) 支付條款A22 (見備註7(c)(xxx)) Term of Payment A22 (See Remark 7(c)(xxx)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		
06-08-2024	13-08-2024		第 2 座 Tower 2	11	A	地庫 2 層汽車停車位 P8 號 Car Parking Space No. P8 on the Basement 2 Floor	\$76,000,000	招標文件第 31 號 Tender Document No. 31 (1) 支付條款A12 (見備註7(c)(xx)) Term of Payment A12 (See Remark 7(c)(xx)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		

第三部份：備註 Part 3: Remarks

- 關於臨時買賣合約的資料(即(A), (D), (E), (G)及(H)欄)須於擁有人訂立該等臨時買賣合約之後的 24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的 1 個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。

Information on the PASPs (i.e. columns(A), (D), (E), (G) and(H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).

- 如買賣合約於某日期遭終止，賣方須在該日期後的 1 個工作日內，在此記錄冊(C)欄記入該日期。
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
- 如在簽訂臨時買賣合約的日期之後的 5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第 6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第 59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state "the PASP has not proceeded further" in column (B) on the sixth working day after that date.
- 在住宅物業的售價根據一手住宅物業銷售條例第 35(2)條修改的日期之後的 1 個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
- 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
- 本記錄冊會在(H)欄以“V”標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士-
 - 該賣方屬法團，而該人是-
 - 該賣方的董事，或該董事的父母、配偶或子女；
 - 該賣方的經理；
 - 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - 該賣方的有聯繫法團或控權公司；
 - 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - 上述有聯繫法團或控權公司的經理；
 - 該賣方屬個人，而該人是-
 - 該賣方的父母、配偶或子女；或
 - 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - 該賣方屬合夥，而該人是-
 - 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with “V” in column (H) in this register. A person is a related party to a vendor if -

- where that vendor is a corporation, the person is -
 - a director of that vendor, or a parent, spouse or child of such a director;
 - a manager of that vendor;
 - a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - an associate corporation or holding company of that vendor;
 - a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - a manager of such an associate corporation or holding company;

- (b) where that vendor is an individual, the person is -
 - (i) a parent, spouse or child of that vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that vendor is a partnership, the person is -
 - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (a) (G) 欄所指的支付條款包括售價的任何折扣(如有)，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price (if any), and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 於本備註 7 內，「樓價」是指買方在相關招標文件第 2 部份：要約表格(「相關要約表格」)內訂明的樓價以向賣方要約購買指明住宅物業的樓價(即(E) 欄所指的「成交金額」，亦即於臨時買賣合約(「臨時合約」)及買賣合約(「買賣合約」)中所載列之樓價)，而「相關招標文件」是指發展項目之招標文件，該招標文件在(G) 欄內列出。
In this Remark 7, “Purchase Price” means the purchase price specified by the purchaser in Part 2: Offer Form of the relevant Tender Documents (“relevant Offer Form”) for the purchase of the specified residential property from the Vendor (i.e., the “Transaction Price” as set out in column (E) and also the purchase price of the specified residential property as stated in the PASP (preliminary agreement for sale and purchase) (“Preliminary Agreement”) and the ASP (agreement for sale and purchase) (“Agreement”); and “relevant Tender Documents” means the tender documents in relation to the relevant specified residential property of the Development.
- (c) (i) 在相關要約表格內經買方所揀選的支付條款 A Term of Payment A opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 5% 在接納書的日期之後的 120 日內支付作為部份樓價；及
5% of the Purchase Price as part payment of Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance; and
 - (4) 樓價 85% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 240 日內。
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 240 days after the date of the Letter of Acceptance.
- (ii) 在相關要約表格內經買方所揀選的支付條款 A1 Term of Payment A1 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 3 月 31 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 31st March 2022.
- (iii) 在相關要約表格內經買方所揀選的支付條款 A2 Term of Payment A2 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在接納書的日期之後的 60 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 60 days after the date of the Letter of Acceptance; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 6 月 30 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th June 2022.
- (iv) 在相關要約表格內經買方所揀選的支付條款 A3 Term of Payment A3 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署本要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 6 月 30 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th June 2022.

- (v) 在相關要約表格內經買方所揀選的支付條款 A6 Term of Payment A6 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 12 月 30 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th December 2022.
- (vi) 在相關要約表格內經買方所揀選的支付條款 A4 Term of Payment A4 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 12 月 30 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th December 2022.
- (vii) 在相關要約表格內經買方所揀選的支付條款 B1 Term of Payment B1 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 5% 在接納書的日期之後的 180 日內支付作為部份樓價；及
5% of the Purchase Price as part payment of Purchase Price shall be paid within 180 days after the date of the Letter of Acceptance; and
 - (4) 樓價 85% 作為樓價的餘額，在成交時，即 2023 年 12 月 29 日或之前支付。
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 29th December 2023.
- (viii) 在相關要約表格內經買方所揀選的支付條款 B2 Term of Payment B2 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2023 年 5 月 31 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 31st May 2023.
- (ix) 在相關要約表格內經買方所揀選的支付條款 B3 Term of Payment B3 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2023 年 3 月 31 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 31st March 2023.
- (x) 在相關要約表格內經買方所揀選的支付條款 B4 Term of Payment B4 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and

- (3) 樓價 90%作為樓價的餘額，在成交時，即 2023 年 10 月 31 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 31st October 2023.
- (xi) 在相關要約表格內經買方所揀選的支付條款 B5 Term of Payment B5 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5%在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
- (3) 樓價 90%作為樓價的餘額，在成交時，即 2023 年 8 月 31 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 31st August 2023.
- (xii) 在相關要約表格內經買方所揀選的支付條款 A7 Term of Payment A7 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5%在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
- (3) 樓價 10% 在接納書的日期之後的 120 日內支付作為部份樓價；
10% of the Purchase Price as part payment of Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance;
- (4) 樓價 10% 在接納書的日期之後的 180 日內支付作為部份樓價；
10% of the Purchase Price as part payment of Purchase Price shall be paid within 180 days after the date of the Letter of Acceptance;
- (5) 樓價 10% 在接納書的日期之後的 270 日內支付作為部份樓價；
10% of the Purchase Price as part payment of Purchase Price shall be paid within 270 days after the date of the Letter of Acceptance; and
- (6) 樓價 60%作為樓價的餘額，在成交時，即 2023 年 12 月 29 日或之前支付。
60% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 29th December 2023.
- (xiii) 在相關要約表格內經買方所揀選的支付條款 A8 Term of Payment A8 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
- (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 60 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 60 days after the date of the Letter of Acceptance.
- (xiv) 在相關要約表格內經買方所揀選的支付條款 A5 Term of Payment A5 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
- (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 120 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 120 days after the date of the Letter of Acceptance.
- (xv) 在相關要約表格內經買方所揀選的支付條款 A9 Term of Payment A9 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
- (3) 樓價 90%作為樓價的餘額，在成交時，即 2023 年 6 月 30 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th June 2023.

- (xvi) 在相關要約表格內經買方所揀選的支付條款 B Term of Payment B opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 120 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 120 days after the date of the Letter of Acceptance.
- (xvii) 在相關要約表格內經買方所揀選的支付條款 C Term of Payment C opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 120 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 120 days after the date of the Letter of Acceptance.
- (xviii) 在相關要約表格內經買方所揀選的支付條款 A10 Term of Payment A10 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 180 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 180 days after the date of the Letter of Acceptance.
- (xix) 在相關要約表格內經買方所揀選的支付條款 A11 Term of Payment A11 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 160 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 160 days after the date of the Letter of Acceptance.
- (xx) 在相關要約表格內經買方所揀選的支付條款 A12 Term of Payment A12 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 150 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 150 days after the date of the Letter of Acceptance.
- (xxi) 在相關要約表格內經買方所揀選的支付條款 A13 Term of Payment A13 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 120 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 120 days after the date of the Letter of Acceptance.

- (xxii) 在相關要約表格內經買方所揀選的支付條款 A14 Term of Payment A14 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 365 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 365 days after the date of the Letter of Acceptance.
- (xxiii) 在相關要約表格內經買方所揀選的支付條款 A15 Term of Payment A15 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 180 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 180 days after the date of the Letter of Acceptance.
- (xxiv) 在相關要約表格內經買方所揀選的支付條款 A16 Term of Payment A16 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在接納書的日期之後的 40 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 40 days after the date of the Letter of Acceptance;
 - (3) 樓價 5% 在接納書的日期之後的 70 日內支付作為部份樓價；
5% of the Purchase Price as part payment of Purchase Price shall be paid within 70 days after the date of the Letter of Acceptance;
 - (4) 樓價 5% 在接納書的日期之後的 100 日內支付作為部份樓價；
5% of the Purchase Price as part payment of Purchase Price shall be paid within 100 days after the date of the Letter of Acceptance; and
 - (5) 樓價 80% 作為樓價的餘額，在成交時，即 2024 年 12 月 18 日或之前支付。
80% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 18th December 2024.
- (xxv) 在相關要約表格內經買方所揀選的支付條款 A17 Term of Payment A17 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2024 年 8 月 31 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 31st August 2024.
- (xxvi) 在相關要約表格內經買方所揀選的支付條款 A18 Term of Payment A18 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance;
 - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 120 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 120 days after the date of the Letter of Acceptance.
- (xxvii) 在相關要約表格內經買方所揀選的支付條款 A19 Term of Payment A19 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and

- (3) 樓價 5% 在接納書的日期之後的 120 日內支付作為部份樓價；
5% of the Purchase Price as part payment of Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance; and
- (4) 樓價 85% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 270 日內。
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 270 days after the date of the Letter of Acceptance.

(xxviii) 在相關要約表格內經買方所揀選的支付條款 A20 Term of Payment A20 opted by the Purchaser under the relevant Offer Form

- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
- (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 270 日內。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 270 days after the date of the Letter of Acceptance.

(xxix) 在相關要約表格內經買方所揀選的支付條款 A21 Term of Payment A21 opted by the Purchaser under the relevant Offer Form

- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance; and
- (3) 樓價 5% 在接納書的日期之後的 120 日內支付作為部份樓價；
5% of the Purchase Price as part payment of Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance; and
- (4) 樓價 85% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 270 日內。
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 270 days after the date of the Letter of Acceptance.

(xxx) 在相關要約表格內經買方所揀選的支付條款 A22 Term of Payment A22 opted by the Purchaser under the relevant Offer Form

- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
- (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance; and
- (3) 樓價 90% 作為樓價的餘額，在成交時，即 2024 年 12 月 30 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th December 2024.

(d) 延長保養欠妥之處優惠 Extended Defect Maintenance Offer

在不損害出售條款及正式合約的條款的原則下，凡指明住宅物業或裝置、裝修物料及設備(定義見指明住宅物業之正式合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，買方可於指明住宅物業買賣成交日期起計 12 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救(「延長保養欠妥之處優惠」)。如有任何爭議，賣方有最終決定權。惟此延長保養欠妥之處優惠僅屬於有關買方，並僅供買方享用及獲得。此延長保養欠妥之處優惠不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the provisions of the Conditions of Sale and the Formal Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 12 months after the date of completion of the sale and purchase of the specified residential property remedy any defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the Formal Agreement) caused otherwise than by the act or neglect of the Purchaser ("Extended Defect Maintenance Offer"). In case of any dispute, the decision of the Vendor shall be final. However, this Extended Defect Maintenance Offer is personal to the Purchaser and is to be enjoyed by the Purchaser only. This Extended Defect Maintenance Offer is non-assignable, non-transferable and subject to other terms and conditions.

(e) 首 20 個月免息按揭貸款(只適用於揀選了上文第 7(c)段支付條款 A4、B1、B2 及 B4 的買方) First 20 months Interest- Free Mortgage Loan (Applicable to Purchaser who has opted Terms of Payment A4, B1, B2 and B4 under paragraph 7(c) above only)

買方可向賣方指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，物業按揭貸款申請須經由貸款人批核。申請批核與否，貸款人有最終決定權。不論物業按揭貸款批核與否，買方仍須按正式合約完成該物業之買賣及支付全數樓價。物業按揭貸款受下列主要條款及條件限制：

The Purchaser may apply for a first mortgage loan ("mortgage loan") from a lender company designated by the Vendor (the "Lender"), such mortgage loan application shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. Irrespective of whether such mortgage loan is granted or not, the Purchaser shall complete the sale and purchase of the Property in accordance with the Formal Agreement and pay the purchase price in full. This mortgage loan is subject to the following main terms and conditions:-

- (1) 買方必須不遲於擬提取物業按揭貸款日前 30 日向貸款人以指定表格作出申請。

The Purchaser shall make an application to the Lender in the prescribed written form not less than 30 days before the intended date of drawdown of the mortgage loan.

- (2) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。
All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.
- (3) 所有有關的法律文件之費用及雜費由買方負責。
All costs and disbursements for the legal documentation shall be paid by the Purchaser.
- (4) 物業按揭貸款金額最高不超過樓價 70%，還款期最長不超過 240 月供款。
The maximum amount of the mortgage loan shall not exceed 70% of the Purchase Price with a maximum re-payment term of 240 monthly instalments.
- (5) 物業按揭貸款以下列方式償還：
The mortgage loan shall be repaid in the following manner:-
- (a) 首 20 個月，相等於樓價 20% 的該部份物業按揭貸款可分 20 期每月免息供款償還(依按揭條款規定的脫期供款利息除外)，每期償還金額為樓價之 1%。
For the first 20 months, a portion of the mortgage loan equal to 20% of the Purchase Price shall be repaid by way of 20 equal monthly instalment at 1% of the Purchase Price each without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).
- (b) 由第 21 個月起至第 56 個月，餘下的物業按揭貸款以每月連利息供款償還，利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減 2.5% 計算。由第 57 個月起，本金連利息之償還應以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算，按利率浮動而計算
For the subsequent 21st month to 56th month, the remaining mortgage loan will be repaid by equal monthly instalment with interest calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time. From the 57th month onwards, repayment of principal and interest shall be calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation of the interest rate.
- (6) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費：
Any early repayment (full or partial) of the mortgage loan shall be subject to an early prepayment fee which is calculated as follows:-
- (a) 如在物業按揭貸款日起計 56 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費；
if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documentations is made within 56 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;
- (b) 如在前分段(a)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率，按利率浮動而計算)之金額作為提前還款費。
any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to fluctuation in interest rate) on the sum early repaid.
- (f) 首 20 個月免息按揭貸款(只適用於揀選了上文第 7(c)段支付條款 B3 的買方) First 20 months Interest- Free Mortgage Loan (Applicable to Purchaser who has opted Term of Payment B3 under paragraph 7(c) above only)

買方可向賣方指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，物業按揭貸款申請須經由貸款人批核。申請批核與否，貸款人有最終決定權。不論物業按揭貸款批核與否，買方仍須按正式合約完成該物業之買賣及支付全數樓價。物業按揭貸款受下列主要條款及條件限制：

The Purchaser may apply for a first mortgage loan ("mortgage loan") from a lender company designated by the Vendor (the "Lender"), such mortgage loan application shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. Irrespective of whether such mortgage loan is granted or not, the Purchaser shall complete the sale and purchase of the Property in accordance with the Formal Agreement and pay the purchase price in full. This mortgage loan is subject to the following main terms and conditions:-

- (1) 買方必須不遲於擬提取物業按揭貸款日前 30 日向貸款人以指定表格作出申請。
The Purchaser shall make an application to the Lender in the prescribed written form not less than 30 days before the intended date of drawdown of the mortgage loan.
- (2) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。
All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.
- (3) 所有有關的法律文件之費用及雜費由買方負責。
All costs and disbursements for the legal documentation shall be paid by the Purchaser.
- (4) 物業按揭貸款金額最高不超過樓價 80%，還款期最長不超過 240 月供款。
The maximum amount of the mortgage loan shall not exceed 80% of the Purchase Price with a maximum re-payment term of 240 monthly instalments.
- (5) 物業按揭貸款以下列方式償還：
The mortgage loan shall be repaid in the following manner:-
- (a) 首 19 個月，相等於樓價 9.5% 的該部份物業按揭貸款可分 19 期每月免息供款償還(依按揭條款規定的脫期供款利息除外)，每期償還金額為樓價之 0.5%。
For the first 19 months, a portion of the mortgage loan equal to 9.5% of the Purchase Price shall be repaid by way of 19 equal monthly instalment at 0.5% of the Purchase Price each without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).
- (b) 第 20 個月，相等於樓價 20.5% 的該部份物業按揭貸款免息供款償還(依按揭條款規定的脫期供款利息除外)。
For the 20th month, a portion of the mortgage loan equal to 20.5% of the Purchase Price shall be repaid without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).
- (c) 由第 21 個月起至第 56 個月，餘下的物業按揭貸款以每月連利息供款償還，利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減 2.5% 計算。由第 57 個月起，本金連利息之償還應以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算，按利率浮動而計算
For the subsequent 21st month to 56th month, the remaining mortgage loan will be repaid by equal monthly instalment with interest calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time. From the 57th month onwards, repayment of principal and interest shall be calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation of the interest rate.
- (6) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費：
Any early repayment (full or partial) of the mortgage loan shall be subject to an early prepayment fee which is calculated as follows:-

- (a) 如在物業按揭貸款日起計 56 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費；
if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documentations is made within 56 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;
- (b) 如在前分段(a)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率，按利率浮動而計算)之金額作為提前還款費。
any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to fluctuation in interest rate) on the sum early repaid.
- (g) 首 20 個月免息按揭貸款(只適用於揀選了上文第 7(c)段支付條款 B5 的買方) First 20 months Interest- Free Mortgage Loan (Applicable to Purchaser who has opted Term of Payment B5 under paragraph 7(c) above only)

買方可向賣方指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，物業按揭貸款申請須經由貸款人批核。申請批核與否，貸款人有最終決定權。不論物業按揭貸款批核與否，買方仍須按正式合約完成該物業之買賣及支付全數樓價。物業按揭貸款受下列主要條款及條件限制：

The Purchaser may apply for a first mortgage loan ("mortgage loan") from a lender company designated by the Vendor (the "Lender"), such mortgage loan application shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. Irrespective of whether such mortgage loan is granted or not, the Purchaser shall complete the sale and purchase of the Property in accordance with the Formal Agreement and pay the purchase price in full. This mortgage loan is subject to the following main terms and conditions:-

- (1) 買方必須不遲於擬提取物業按揭貸款日前 30 日向貸款人以指定表格作出申請。
The Purchaser shall make an application to the Lender in the prescribed written form not less than 30 days before the intended date of drawdown of the mortgage loan.
- (2) 買方須在遞交物業按揭貸款申請時支付予貸款人港幣 5,000 元作為不可退還的物業按揭貸款申請手續費。
The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan upon submitting the mortgage loan application to the Lender.
- (3) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。
All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.
- (4) 所有有關的法律文件之費用及雜費由買方負責。
All costs and disbursements for the legal documentation shall be paid by the Purchaser.
- (5) 物業按揭貸款金額最高不超過樓價 80%，還款期最長不超過 240 月供款。
The maximum amount of the mortgage loan shall not exceed 80% of the Purchase Price with a maximum re-payment term of 240 monthly instalments.
- (6) 物業按揭貸款以下列方式償還：
The mortgage loan shall be repaid in the following manner:-
 - (a) 首 19 個月，相等於樓價 9.5%的該部份物業按揭貸款可分 19 期每月免息供款償還(依按揭條款規定的脫期供款利息除外)，每期償還金額為樓價之 0.5%。
For the first 19 months, a portion of the mortgage loan equal to 9.5% of the Purchase Price shall be repaid by way of 19 equal monthly instalment at 0.5% of the Purchase Price each without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).
 - (b) 第 20 個月，相等於樓價 20.5%的該部份物業按揭貸款免息供款償還(依按揭條款規定的脫期供款利息除外)。
For the 20th month, a portion of the mortgage loan equal to 20.5% of the Purchase Price shall be repaid without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).
 - (c) 由第 21 個月起至第 56 個月，餘下的物業按揭貸款以每月連利息供款償還，利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減 2.5%計算。由第 57 個月起，本金連利息之償還應以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算，按利率浮動而計算。
For the subsequent 21st month to 56th month, the remaining mortgage loan will be repaid by equal monthly instalment with interest calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time. From the 57th month onwards, repayment of principal and interest shall be calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation of the interest rate.
- (7) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費：
Any early repayment (full or partial) of the mortgage loan shall be subject to an early prepayment fee which is calculated as follows:-
 - (a) 如在物業按揭貸款日起計 56 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費；
if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documentations is made within 56 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;
 - (b) 如在前分段(a)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率，按利率浮動而計算)之金額作為提前還款費。
any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to fluctuation in interest rate) on the sum early repaid.

- (h) 送贈傢俱優惠(只適用於發展項目第 1 座 11 樓 A 單位) Free Furniture Offer (Applicable to Unit A on 11th Floor of Tower 1 of the Development only)

買方可免費獲贈相關招標公告的附表第三部份所列之裝飾、傢俱和物件(「該傢俱」)。賣方或其代表不會就該傢俱或其任何部份作出任何保證、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。該傢俱將於該物業成交日以成交時之狀況連同該物業交予買方。在任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，上文第 7(d)段所述的延長保養欠妥之處優惠不適用於該傢俱。此優惠受其他條款及細則約束。

The Purchaser of the Property will be provided with the decoration, furniture and chattels as set out in Part 3 of the Schedule to the relevant Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture or any part thereof. 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

Property in such condition as at completion together with the Property. In any event, no objection or requisition whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the Extended Defect Maintenance Offer as set out in paragraph 7(d) above does not apply to the Furniture. This offer is subject to other terms and conditions.

(i) 首 20 個月免息按揭貸款(只適用於揀選了上文第 7(c)段支付條款 B 及 C 的買方) First 20 months Interest- Free Mortgage Loan (Applicable to Purchaser who has opted Terms of Payment B and C under paragraph 7(c) above only)

買方可向賣方指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」), 物業按揭貸款申請須經由貸款人批核。申請批核與否, 貸款人有最終決定權。不論物業按揭貸款批核與否, 買方仍須按正式合約完成該物業之買賣及支付全數樓價。物業按揭貸款受下列主要條款及條件限制:

The Purchaser may apply for a first mortgage loan ("mortgage loan") from a lender company designated by the Vendor (the "Lender"), such mortgage loan application shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. Irrespective of whether such mortgage loan is granted or not, the Purchaser shall complete the sale and purchase of the Property in accordance with the Formal Agreement and pay the purchase price in full. This mortgage loan is subject to the following main terms and conditions:-

- (1) 買方必須不遲於擬提取物業按揭貸款日前 30 日向貸款人以指定表格作出申請。
The Purchaser shall make an application to the Lender in the prescribed written form not less than 30 days before the intended date of drawdown of the mortgage loan.
- (2) 買方須在遞交物業按揭貸款申請時支付予貸款人港幣 5,000 元作為不可退還的物業按揭貸款申請手續費。
The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan upon submitting the mortgage loan application to the Lender.
- (3) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。
All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.
- (4) 所有有關的法律文件之費用及雜費由買方負責。
All costs and disbursements for the legal documentation shall be paid by the Purchaser.
- (5) 物業按揭貸款金額最高不超過樓價 70%, 還款期最長不超過 360 月供款。
The maximum amount of the mortgage loan shall not exceed 70% of the Purchase Price with a maximum re-payment term of 360 monthly instalments
- (6) 物業按揭貸款以下列方式償還:
The mortgage loan shall be repaid in the following manner:-
 - (a) 首 20 個月, 相等於樓價 20%的該部份物業按揭貸款可分 20 期每月免息供款償還(依按揭條款規定的脫期供款利息除外), 每期償還金額為樓價之 1%。
For the first 20 months, a portion of the mortgage loan equal to 20% of the Purchase Price shall be repaid by way of 20 equal monthly instalment at 1% of the Purchase Price each without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).
 - (b) 由第 21 個月起至第 56 個月, 餘下的物業按揭貸款以每月連利息供款償還, 利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減 2.5%計算。由第 57 個月起, 本金連利息之償還應以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算, 按利率浮動而計算。
For the subsequent 21st month to 56th month, the remaining mortgage loan will be repaid by equal monthly instalment with interest calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time. From the 57th month onwards, repayment of principal and interest shall be calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation of the interest rate.
- (7) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費:
Any early repayment (full or partial) of the mortgage loan shall be subject to an early prepayment fee which is calculated as follows:-
 - (a) 如在物業按揭貸款日起計 56 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項, 不須支付提前還款費;
if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documentations is made within 56 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;
 - (b) 如在前分段(a)時間以外提前全數或部份還款, 須支付相當於提前還款額之 3 個月利息(利率以最優惠利率, 按利率浮動而計算)之金額作為提前還款費。
any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to fluctuation in interest rate) on the sum early repaid.

(j) 一個住宅停車位認購權 Option to purchase a Residential Parking Space

買方可享有不可轉讓的認購發展項目內的一個住宅停車位的權利(「認購權」), 買方需於簽署正式合約後的 360 日內行使其認購權, 而賣方有獨有及絕對酌情權決定住宅停車位的售價。買方須於上述之時限內及賣方所設定的方式及售價行使其認購權, 否則其認購權將會自動失效, 而買方將被視為自動放棄其認購權, 買方並不會為而此獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則, 並將會容後公布。此認購權僅屬於有關買方, 並僅供該買方享用。

The Purchaser shall have a non-transferable option to purchase ("option to purchase") one Residential Car Parking Space in the Development within 360 days after executing the Formal Agreement and at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase the one Residential Car Parking Space within the said time limit and in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The Residential Car Parking Space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

(k) 一個住宅停車位認購權 Option to purchase a Residential Parking Space

買方可享有不可轉讓的認購發展項目內的一個住宅停車位的權利(「認購權」), 買方需於簽署正式合約後的 120 日內行使其認購權, 而賣方有獨有及絕對酌情權決定住宅停車位的售價。買方須於上述之時限內及賣方所設定的方式及售價行使其認購權, 否則其認購權將會自動失效, 而買方將被視為自動放棄其認購權, 買方並不會為而此獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則, 並將會容後公布。此認購權僅屬於有關買方, 並僅供該買方享用。

The Purchaser shall have a non-transferable option to purchase (“option to purchase”) one Residential Car Parking Space in the Development within 120 days after executing the Formal Agreement and at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase the one Residential Car Parking Space within the said time limit and in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The Residential Car Parking Space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

(l) 一個住宅停車位認購權 Option to purchase a Residential Parking Space

買方可享有不可轉讓的認購發展項目內的一個住宅停車位的權利(「認購權」)，買方需於簽署正式合約後的 270 日內行使其認購權，而賣方有獨有及絕對酌情權決定住宅停車位的售價。買方須於上述之時限內及賣方所設定的方式及售價行使其認購權，否則其認購權將會自動失效，而買方將被視為自動放棄其認購權，買方並不會為而此獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則，並將會容後公布。此認購權僅屬於有關買方，並僅供該買方享用。

The Purchaser shall have a non-transferable option to purchase (“option to purchase”) one Residential Car Parking Space in the Development within 270 days after executing the Formal Agreement and at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase the one Residential Car Parking Space within the said time limit and in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The Residential Car Parking Space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

(m) 一個住宅停車位認購權 Option to purchase a Residential Parking Space

買方可享有不可轉讓的認購發展項目內的一個住宅停車位的權利(「認購權」)，買方需於該物業買賣成交日期後的三個月內行使其認購權，而賣方有獨有及絕對酌情權決定住宅停車位的售價。買方須於上述之時限內及賣方所設定的方式及售價行使其認購權，否則其認購權將會自動失效，而買方將被視為自動放棄其認購權，買方並不會為而此獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則，並將會容後公布。此認購權僅屬於有關買方，並僅供該買方享用。

The Purchaser shall have a non-transferable option to purchase (“option to purchase”) one Residential Car Parking Space in the Development within three (3) months after the date of completion of the sale and purchase of the Property and at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase the one Residential Car Parking Space within the said time limit and in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The Residential Car Parking Space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

- 8 下述互聯網可連結到此發展項目的價單：<https://www.universityheights.hk/>
The price list(s) of the development can be found in the following website: <https://www.universityheights.hk/>

更新日期及時間：
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