

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	雋睿 Ayton	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	延文禮士道16號: 1座地下A單位 延文禮士道18號: 發展項目其他部份 (1座地下A單位除外) 16 Inverness Road: Unit A on Ground Floor of Tower 1 18 Inverness Road: Other parts of the Development (except Unit A on Ground Floor of Tower 1)		
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)			60

印製日期 Date of Printing	價單編號 Number of Price List
15 May 2020	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
15 May 2020	1A	無 NIL
26 May 2020	1B	✓
29 Jun 2020	1C	✓
27 Jul 2020	1D	無 NIL
27 Aug 2020	1E	無 NIL
27 Sep 2020	1F	無 NIL
28 Oct 2020	1G	無 NIL

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
2 Nov 2020	1H	無 NIL
27 Nov 2020	1I	無 NIL
8 Dec 2020	1J	無 NIL
10 Dec 2020	1K	無 NIL
28 Dec 2020	1L	無 NIL
28 Jan 2021	1M	無 NIL
25 Feb 2021	1N	無 NIL

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

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (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 Clock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrance	庭院 Yard
1座 Tower 1	3樓 3/F	C	62.856 (677) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	23,060,000 22,308,000	366.870 354.906- (34.062) (32.951)										
1座 Tower 1	3樓 3/F	D	60.480 (651) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	21,570,000 20,867,000	356.647 345.023- (33.134) (32.054)										
2座 Tower 2	1樓 1/F	A	57.615 (620) Balcony 露台: 2.391(26) Utility Platform 工作平台: - Verandah 陽台: -	19,516,000 18,880,000	338.731 329.931 (31.477) (30.452)										
2座 Tower 2	1樓 1/F	B	37.805 (407) Balcony 露台: 2.391(26) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	12,743,000 12,328,000	337.072 329.502 (31.310) (30.290)										
2座 Tower 2	1樓 1/F	C	21.175 (228) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	7,260,000	342.857 294.368 (31.842)					2.673 (29)					
2座 Tower 2	1樓 1/F	E	26.330-26.641 (283) 287 Balcony 露台: 2.000 2.311 (22) (25) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,704,000 8,420,000	326.714 319.787 (30.328) (29.338)										
2座 Tower 2	2樓 2/F	A	57.224 (616) Balcony 露台: 2.000(22) Utility Platform 工作平台: - Verandah 陽台: -	19,591,000 18,952,000	342.356 331.190 (31.804) (30.766)										
2座 Tower 2	2樓 2/F	B	37.414 (403) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	12,343,000	329.903 (30.628)										

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area)									
						平方米 (平方呎) sq. meter (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 Clock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrance	庭院 Yard	
2座 Tower 2	2樓 2/F	C	24.663 (265) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,239,000	334,063 (31,091)										
2座 Tower 2	2樓 2/F	D	25.854 (278) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,686,000	335,963 (31,245)										
2座 Tower 2	2樓 2/F	E	26.330 (283) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,807,000 8,520,000	334,485 323,585- (31,120) (30,106)										
2座 Tower 2	3樓 3/F	A	57.224 (616) Balcony 露台: 2.000(22) Utility Platform 工作平台: - Verandah 陽台: -	19,991,000 19,339,000	349,346 337,953- (32,453) (31,394)										
2座 Tower 2	3樓 3/F	B	37.414 (403) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	13,029,000 12,604,000	348,239 336,879- (32,330) (31,275)										
2座 Tower 2	3樓 3/F	C	24.663 (265) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,695,000 8,411,000	352,552 341,037- (32,811) (31,740)										
2座 Tower 2	3樓 3/F	D	25.854 (278) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,866,000	342,926 (31,892)										
2座 Tower 2	3樓 3/F	E	26.330 (283) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,987,000 8,694,000	341,322 330,194 (31,756) (30,721)										
2座 Tower 2	5樓 5/F	A	57.224 (616) Balcony 露台: 2.000(22) Utility Platform 工作平台: - Verandah 陽台: -	22,050,000 21,331,000	385,328 372,763- (35,795) (34,628)										

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay Window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
2座 Tower 2	5樓 5/F	B	37.414 (403) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	14,585,000 14,109,000	389,827 377,105 (36,191) (35,010)										
2座 Tower 2	5樓 5/F	C	24.663 (265) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	8,872,000 8,583,000	359,729 348,011 (33,479) (32,389)										
2座 Tower 2	5樓 5/F	D	25.854 (278) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,046,000	349,888 (32,540)										
2座 Tower 2	5樓 5/F	E	26.330 (283) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,267,000 8,965,000	351,956 340,486 (32,746) (31,678)										
2座 Tower 2	6樓 6/F	A	57.224 (616) Balcony 露台: 2.000(22) Utility Platform 工作平台: - Verandah 陽台: -	22,930,000 22,182,000	400,706 387,635 (37,224) (36,010)										
2座 Tower 2	6樓 6/F	B	37.414 (403) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	15,162,000 14,668,000	405,249 392,046 (37,623) (36,397)										
2座 Tower 2	6樓 6/F	C	24.663 (265) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,041,000 8,746,000	366,582 354,620 (34,117) (33,004)										
2座 Tower 2	6樓 6/F	D	25.854 (278) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,529,000 9,218,000	368,570 356,541 (34,277) (33,158)										
2座 Tower 2	6樓 6/F	E	26.330 (283) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,447,000 9,139,000	358,792 347,095 (33,382) (32,293)										

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay Window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
2座 Tower 2	7樓 7/F	A	57.224 (616) Balcony 露台: 2.000(22) Utility Platform 工作平台: - Verandah 陽台: -	23,369,000 22,607,000	408,378 395,062 (37,937) (36,700)										
2座 Tower 2	7樓 7/F	C	24.663 (265) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,219,000 8,918,000	373,799 361,594 (34,789) (33,653)										
2座 Tower 2	7樓 7/F	D	25.854 (278) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,398,000	363,503 (33,806)										
2座 Tower 2	7樓 7/F	E	26.330 (283) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: -	9,628,000 9,314,000	365,667 353,741 (34,021) (32,912)										

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱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)

在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時，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.

註：「售價」指本價單第二部份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。因應相關折扣(如有)按售價計算得出之價目，皆以進位方式換算

至千位數作為樓價。買方須於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 supplemental agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded up to the nearest thousand to determine the purchase price. The purchaser must choose the same payment method for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4) (i) 支付條款

The terms of payment

買方於簽署臨時買賣合約時須支付相等於樓價的5%之金額作為臨時訂金。其中港幣\$300,000之部份臨時訂金須以銀行本票支付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「Vincent T.K. Cheung, Yap & Co.」或「張葉司徒陳律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the purchaser shall pay a preliminary deposit equivalent to 5% of the purchase price. Part of the preliminary deposit in the sum of HK\$300,000 must be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Vincent T.K. Cheung, Yap & Co." or "張葉司徒陳律師事務所".

(a) 90天付款計劃 (可獲4%的售價折扣優惠) 90-day Payment Plan (4% discount on Price)

1. 樓價5%(臨時訂金)於簽署臨時買賣合約時支付。
5% of the purchase price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2. 樓價5%(加付訂金)於簽署臨時買賣合約的日期後30日內支付。
5% of the purchase price (further deposit) to be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後90日內支付。
90% of the purchase price (balance of the purchase price) to be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

(b) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(c) (並無此編號之支付條款) (No Terms of Payment of such numbering)

(d) 90天—按貸款付款計劃 (照售價) 90-day First Mortgage Loan Payment Plan (the Price)

1. 樓價5%(臨時訂金)於簽署臨時買賣合約時支付。
5% of the purchase price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.
2. 樓價5%(加付訂金)於簽署臨時買賣合約的日期後30日內支付。
5% of the purchase price (further deposit) to be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後90日內支付。
90% of the purchase price (balance of the purchase price) to be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

(e) 1088 付款計劃 (照售價) 1088 Payment Plan (the Price)

1. 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of the purchase price (preliminary deposit) to be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% (加付訂金)於簽署臨時買賣合約後 30 日內支付。
5% of the purchase price (further deposit) to be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% (部份樓價) 於簽署臨時買賣合約後 60 日內支付。
5% of purchase price (part payment) to be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 1% (部份樓價)於簽署臨時買賣合約後 180 日內支付。
1% of purchase price (part payment) to be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 1% (部份樓價) 於簽署臨時買賣合約後 365 日內支付。
1% of purchase price (part payment) to be paid within 365 days after the date of signing of the preliminary agreement for sale and purchase.
6. 樓價 1% (部份樓價) 於簽署臨時買賣合約後 540 日內支付。
1% of purchase price (part payment) to be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價 1% (部份樓價) 於簽署臨時買賣合約後 720日內支付。
1% of purchase price (part payment) to be paid within 720 days after the date of signing of the preliminary agreement for sale and purchase.
8. 樓價 1% (部份樓價) 於簽署臨時買賣合約後 900 日內支付。
1% of purchase price (part payment) to be paid within 900 days after the date of signing of the preliminary agreement for sale and purchase.
9. 樓價 80% (樓價餘額)於簽署臨時買賣合約後 1088 日內支付。
80% of purchase price (balance of purchase price) to be paid within 1088 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎：

The basis on which any discount on the price is available:

請見以上第4(i)段之付款計劃。

Please see the payment plans in paragraph 4(i) above.

(a) 付款計劃折扣 Payment Plan Discount

選擇以上第4(i)(a)、(d)及(e)段的付款計劃之買方均可獲2%的售價折扣優惠。

Purchaser who selects the payment plan specified in paragraph 4(i)(a), (d) & (e) above will be offered 2% discount on the Price.

(b) 永義集團特選優惠 Easyknit Special Purchase Discount

凡於 2021 年 3 月 31 日或之前簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 1%折扣。

An extra 1% discount on the Price will be offered to the purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list on or before 31 March 2021.

(c) 印花稅折扣 Stamp Duty Discount

簽署臨時買賣合約購買本價單中之住宅物業之買方可獲額外售價3%印花稅折扣優惠。

An extra 3% Stamp Duty Discount from the Price would be offered to the purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(iii) 可就購買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

(1) 送贈傢俱優惠

Free Furniture Offer

就本價單附錄 1 所述之相關住宅物業，買方可免費獲贈該附錄 1 所述之相關住宅物業之裝飾、傢俱和物件（『該傢俱』）。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會在可運作狀態作出任何保證、保養或陳述。該傢俱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，買方不得就該傢俱提出任何異議或質詢。

For those residential property set out in Annexe 1 hereto, the Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in said Annex 1 hereto (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. 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.

(2) 188 按揭貸款（僅適用於選擇90天一按貸款付款計劃之買方）

188 Mortgage Loan (only applicable to purchaser who selects 90-day First Mortgage Loan Payment Plan)

買方可向賣方指定財務機構申請備用「188財務計劃第一按揭」及賣方相聯公司申請備用「附加第二按揭」貸款。

The Purchaser may apply for standby 188 Finance Scheme First Mortgage Loan from the Vendor's designated financing company and Auxiliary Second Mortgage Loan from the Vendor's associated company.

(a) 「188財務計劃第一按揭」貸款條款 Terms for 188 Finance Scheme First Mortgage Loan

買方可向賣方安排的指定財務公司申請第一按揭貸款，貸款額最高達樓價 70%，惟買方必須遵守下列主要條款：

The Purchaser can apply for a first mortgage loan of an amount up to 70% of the Net purchase price from the designated financial company as arranged by the Vendor subject to the following key conditions:

- 1) 買方必須於簽署臨時買賣合約後 45 天內（但不少於完成住宅物業之買賣交易日前30日），以書面通知該指定財務公司申請第一按揭貸款及遞交申請表及所需文件。
The Purchaser shall serve a written notice on the designated financial company making an application for the first mortgage loan and submit the application form and the necessary documents within 45 days after signing of preliminary agreement for sale and purchase (but not less than 30 days before date of completion of sale and purchase of the residential property.)
- 2) 第一按揭貸款之還款年期不可超過 25 年。
The repayment term of the first mortgage loan shall not exceed 25 years.
- 3) 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.
- 4) 第一按揭貸款年期首兩年的年利率為該指定財務公司之最優惠利率減 3.62%。
The annual interest rate of the first mortgage loan for the first 2 years of the repayment term shall be 3.62% below the Best Lending Rate as quoted by the designated financial company.
- 5) 第一按揭貸款年期第三年及其後之年利率為該指定財務公司之最優惠利率加 1%。
The annual interest rate of the first mortgage loan for the third year and thereafter shall be calculated at 1% above the Best Lending Rate as quoted by the designated financial company.
- 6) 「最優惠利率」由該指定財務公司決定，現為年利率 5.5%。
The Best Lending Rate is determined by the designated financial company. The current Best Lending Rate is 5.5% p.a..

- 7) 第一按揭貸款首兩年只需每月償還利息，不需償還本金，第三年開始需要每月償還本金及利息。
Only monthly payment of interest on the first mortgage loan is required and no repayment of the principal of the first mortgage loan is required for the first 2 years. The monthly instalment for repayment of principal and payment of interest shall start from the third year.
- 8) 所有第一按揭之法律文件必須由賣方或該指定財務公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。
All legal documents of the first mortgage shall be prepared and handled by the solicitors designated by the Vendor or the designated financial company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the first mortgage loan.
- 9) 買方或須就申請第一按揭貸款支付港幣不可退還的申請手續費。
The Purchaser may be required to pay a non-refundable application fee for the first mortgage loan.
- 10) 買方須按該指定財務公司的要求提供一切所需文件以證明其還款能力，包括但不限於買方及其擔保人（如有）的信貸報告、香港收入證明、銀行紀錄及借貸紀錄（包括其他貸款，如有）。第一按揭貸款申請須由該指定財務公司獨立審批。
該指定財務公司保留批核第一按揭貸款的最終決定權。
The Purchaser shall upon request by the designated financial company provide all necessary documents to prove his repayment ability, including without limitation the provision of credit report, Hong Kong income proof, bank records and borrowing records (including other loans, if any) of the Purchaser and his guarantor(s) (if any). The First Mortgage Loan shall be approved independently by the designated financial company, which shall have the final right to decide whether or not to approve the First Mortgage Loan.
- 11) 不論第一按揭貸款獲批與否，買方仍須按臨時買賣合約及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。
Irrespective of whether the first mortgage loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the purchase price of the residential property in full in accordance with the preliminary agreement for sale and purchase and agreement for sale and purchase.
- 12) 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.
- 13) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.

(b) 「附加第二按揭」貸款條款 Terms for Auxiliary Second Mortgage Loan

如買方向上述該指定財務公司申請「188財務計劃第一按揭」貸款，可同時向賣方相聯公司申請最高達樓價10%之「附加第二按揭貸款」，惟買方必須遵守下列主要條款：

If the Purchaser applies for the above "188 Finance Scheme First Mortgage Loan" with the designated financial company, the Purchaser may apply to the Vendor's associated company for an Auxiliary Second Mortgage Loan of an amount up to 10% of the purchase price subject to the following key conditions:

- 1) 買方必須於簽署臨時買賣合約後45天內（但不少於完成住宅物業之買賣交易日前30日），以書面通知賣方相聯公司申請附加第二按揭貸款及遞交申請表及所需文件。
The Purchaser shall serve a written notice on the Vendor's associated company making an application for the Auxiliary Second Mortgage Loan and submit the application form and the necessary documents within 45 days after signing of preliminary agreement for sale and purchase (but not less than 30 days before date of completion of sale and purchase of the residential property.)
- 2) 附加第二按揭貸款額最高為淨樓價10%。
The maximum loan amount for the Auxiliary Second Mortgage Loan is 10% of the purchase price.
- 3) 第一按揭及附加第二按揭之貸款總額不得超過淨樓價之80%。
The aggregate loan amount of the first mortgage loan and the Auxiliary Second Mortgage Loan shall not exceed 80% of the purchase price.
- 4) 附加第二按揭貸款之還款年期不可超過10年或第一按揭貸款之還款年期（以較短者為準）。
The repayment term of the Auxiliary Second Mortgage Loan shall not exceed 10 years or the tenure of the first mortgage (which ever is the shorter).
- 5) 附加第二按揭貸款年期首兩年的年利率為賣方相聯公司之最優惠利率減3.62%。
The annual interest rate of the Auxiliary Second Mortgage Loan for the first 2 years of the repayment term shall be 3.62% below the Best Lending Rate as quoted by the Vendor's associated company.
- 6) 附加第二按揭貸款年期第三年及其後之年利率為賣方相聯公司之最優惠利率加2%。
The annual interest rate of the Auxiliary Second Mortgage Loan for the third year and thereafter shall be calculated at 2% above the Best Lending Rate as quoted by the Vendor's associated company.
- 7) 「最優惠利率」由賣方相聯公司決定，現為年利率5.5%。
The Best Lending Rate is determined by the Vendor's associated company. The current Best Lending Rate is 5.5% p.a..

- 8) 附加第二按揭貸款首兩年只需償還利息，不需償還本金，第三年開始需要償還本金及利息。
Only monthly payment interest on the Auxiliary Second Mortgage Loan is required and no repayment of the principal of the Auxiliary Second Mortgage Loan is required for the first 2 years. The monthly instalment for repayment of principal and payment of interest shall start from the third year.
- 9) 附加第二按揭貸款以該住宅物業之第二法定按揭作抵押。
The Auxiliary Second Mortgage shall be secured by a second legal mortgage over the residential property.
- 10) 買方或須就申請附加第二按揭貸款支付港幣不可退還的申請手續費。
The Purchaser may be required to pay a non-refundable application fee for the Auxiliary Second Mortgage Loan.
- 11) 所有附加第二按揭之法律文件必須由賣方相聯公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理附加第二按揭貸款的律師費用及雜費。
All legal documents of the Auxiliary Second Mortgage shall be prepared and handled by the solicitors designated by the Vendor's associated company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the Auxiliary Second Mortgage Loan.
- 12) 買方須向賣方其相聯公司提供文件以證明其向該指定財務公司申請的第一按揭貸款已獲批。
The Purchaser shall provide all necessary documents to the Vendor's associated company to prove that his application for the first mortgage loan has been approved by the designated financial company.
- 13) 買方須按賣方相聯公司要求提供一切所需文件以證明其還款能力，包括但不限於買方及其擔保人（如有）的香港收入證明、銀行紀錄及借貸紀錄（包括其他貸款，如有）。附加第二按揭貸款申請須由賣方相聯公司獨立審批。
賣方相聯公司保留批核附加第二按揭貸款的最終決定權。
The Purchaser shall upon request by the Vendor's associated company provide all necessary documents to prove his repayment ability, including without limitation the provision of Hong Kong income proof, bank records and borrowing records (including other loans, if any) of the Purchaser and his guarantor(s) (if any). The Auxiliary Second Mortgage Loan shall be approved independently by Vendor's associated company, which shall have the final right to decide whether or not to approve the Auxiliary Second Mortgage Loan.
- 14) 不論附加第二按揭貸款獲批與否，買方仍須按臨時買賣合約及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。
Irrespective of whether the Auxiliary Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the Purchase Price of the residential property in full in accordance with the preliminary agreement for sale and purchase and agreement for sale and purchase.
- 15) 附加第二按揭貸款受其他條款及細則約束。
The Auxiliary Second Mortgage Loan is subject to other terms and conditions.
- 16) 賣方無給予或視之為已給予任何就附加第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Auxiliary Second Mortgage Loan.

(3) 成交優惠 (僅適用於選擇1088付款計劃之買方)

Completion Benefit (only applicable to purchaser who selects 1088 Payment Plan)

受制於合約，如買方選擇上述付款計劃(e)並提前於買賣合約訂明的成交日之前按買賣合約條款完成交易及付清樓價和其他款項，買方可根據以下列表獲賣方送出現金回贈優惠，惟買方必須於付清樓價及預算成交日之前不少於30天以書面通知賣方。現金回贈(如送出)將於成交時直接用於支付樓價。

Subject to contract, if the Purchaser who chooses payment plan (e) completes the sale and purchase and pays the purchase price and other payments in accordance with the terms and conditions of the agreement for sale and purchase in advance of the date of completion as specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate to be offered by the Vendor according to the table below provided that the Purchaser shall give a written notice to the Vendor not less than 30 days before the intended date of completion. The cash rebate (if offered) will be applied for payment of the balance of the purchase price payable by the Purchaser upon completion.

完成交易及付清樓價和其他款項之日期 Date of completion and full payment of the purchase price and other payments	現金回贈金額 Amount of cash rebate
簽署臨時買賣合約的90日內支付 Within 90 days after the signing of the preliminary agreement for sale and purchase.	樓價之4% 4% of the purchase price
簽署臨時買賣合約的180日內支付 Within 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價之2% 2% of the purchase price
簽署臨時買賣合約的365日內支付 Within 365 days after the date of signing of the preliminary agreement for sale and purchase.	樓價之1% 1% of the purchase price

(4) 提前入住優惠 (僅適用於選擇1088 付款計劃之買方)

Early Move-in Offer (only applicable to purchaser who selects 1088 Payment Plan)

賣方可(按其絕對的酌情權)根據以下條款給予買方許可證以准許買方於住宅物業的買賣成交前入住住宅物業：

The Vendor may (at its absolute discretion) grant a licence to the purchaser to move-in the residential property as a licensee prior to completion of purchase of the residential property, subject to the following terms:-

- (i) 買方須根據買賣合約已向賣方繳付不少於樓價之15%；
The purchaser shall have paid to the Vendor not less than 15% of purchase price in accordance with the agreement for sale and purchase;
- (ii) 買方須簽署一份許可協議，格式由賣方訂明，買方不得要求任何修改。入住開始日期由賣方按其絕對的酌情權決定；
A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser without amendment.
- (iii) 買方須向賣方支付相等於樓價5%作為准用許可費以上期形式繳交。准用許可費不設退還，但在買方未有違反准用許可協議的任何條款及按買賣合約條款完成交易為前提下，所付之准用許可費用全數以回贈形式於成交時用以支付部份樓價餘額。
The purchaser shall separately pay to the Vendor a licence fee equivalent to 5% of the purchase price in advance. The licence fee shall be non-refundable but subject to there being no breach of any terms and conditions under the licence agreement and the purchaser completing the sale and purchase in accordance with the terms and conditions of the agreement for sale and purchase, a rebate amount equivalent to the licence fee paid will be made available to purchaser and applied as part payment of the balance of the purchase price upon completion.
- (iv) 買方須同意負責所有法律費用(包括就許可協議而產生的印花稅裁定費、印花稅(如有))、簽訂准用許可協議之律師費；
The purchaser shall bear all legal costs and expenses (including stamp duty adjudication fee and stamp duty (if any)) arising from the Licence Agreement and the legal costs for the preparation and execution of the licence agreement;
- (v) 在許可期內，買方另須負責住宅物業之相關管理費、地租、差餉及其他開支；
During the licence period, the purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of the residential property;
- (vi) 其他賣方施加的條款及條件；及
Other terms and conditions as may be imposed by the Vendor; and
- (vii) 賣方有絕對酌情權批核或拒絕買方之申請。無論買方是否獲提前入住優惠，買方仍須按買賣合約的條款完成購買住宅物業。
The Vendor shall have absolute discretion to approve or reject the purchaser's application. Irrespective of whether the purchaser is granted the Early Move-in Offer, the purchaser shall complete the purchase of the residential property in accordance with the terms of the agreement for sale and purchase.

(iv) 誰人負責支付買賣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

- (a) 如買方選用賣方代表律師處理買賣合約及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭及/或轉讓契，買方及賣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 appoints the vendor's solicitors to handle the agreement or sale and purchase and assignment, the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
If the purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage and/or assignment, each of the vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)及登記費用。
All stamp duty (including without limitation any stamp duty on any nomination or sub-sale agreement, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the purchaser.
- (v) 買方須為就買賣該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.

有關其他法律文件之律師費如：附加合約、買方提名書、製作、登記及完成公契及管理協議(包括公契之圖則費用)的適當分攤、有關該樓宇交易之批地文件及所購物業的業權契據及文件認證副本之費用、查冊費、註冊費、所購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/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購住宅的按揭及其他貸款文件(如有)之法律及其他費用及代墊付費用及其他有關所購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。

All other legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (including the plans attached to the DMCC), certifying fee for Government Lease and costs for preparing certified copies of other title deeds and documents of the property purchased, search fee, registration fee, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage and other security documents (if any) related to the sale and purchase of a specified residential property in the Development and all other disbursements shall be borne by the purchaser.

備註 Notes:

1. 所有就購買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。賣方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。賣方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，賣方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 are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

2. 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前30日向賣方提出申請，並須向賣方繳付手續費\$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賣方的最終決定。

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 Vendor 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, and pay a handling fee of \$5,000 to the Vendor 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 Vendor.

(5) 賣方已委任地產代理在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:

中原地產代理有限公司
Centaline Property Agency Limited

利嘉閣地產有限公司
Ricacorp Properties Limited

世紀21集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees

迎富地產代理有限公司
Easywin Property Agency Limited

香港地產代理商總會
Hong Kong Real Estate Agencies General Association Limited

文軒置業有限公司
Man Hin Properties Limited

美聯物業代理有限公司
Midland Realty International Limited

香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited

友和地產有限公司
United Properties Limited

天網地產(集團)有限公司
Skynet Property (Group) Limited

嘉福地產代理有限公司
Kar Fook Property Agents Co

仲量聯行有限公司
Jones Lang Lasalle Limited

請注意：任何人可委任任何地產代理在購買該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) 賣方就發展項目指定的互聯網網站的網址為：http://www.ayton.com.hk

The address of the website designated by the vendor for the development is: http://www.ayton.com.hk

附錄 1 送贈傢俱優惠

Annex 1 Free Furniture Offer

第 1 座 Tower 1

	1樓 1/F				2樓至3樓, 5樓至7樓 2/F-3/F, 5/F-7/F			
	A	B	C	D	A	B	C	D
木製書架 Bookshelf	-	✓	-	-	-	✓	-	-

第 2 座 Tower 2

	1樓 1/F					2樓至3樓, 5樓至7樓 2/F-3/F, 5/F-7/F				
	A	B	C	D	E	A	B	C	D	E
木製櫃 Wooden Cabinet	-	✓	-	-	-	-	✓	-	-	
鏡櫃 Mirror	-	-	✓	✓	✓	-	-	✓	✓	✓

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

有關傢俱的設計、顏色、物料或數量，請向賣方查詢。本送贈傢俱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 Vendor. The Free Furniture Offer is subject to other terms and conditions. The Developer shall have the absolute discretion in case of dispute.