

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	尚悅·天城 The Hampstead Reach	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	屏健里8號 No. 8 Ping Kin Lane Road		

- 重要告示** : 1. 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。
2. 根據《一手住宅物業銷售條例》第61條，成交紀錄冊的目的是向公眾人士提供列於紀錄冊內關於該項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Note:

1. 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.
2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

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)				
10-03-2021	15-03-2021				HOUS E 19	No.19 & No.21-G/F	\$26,000,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(iv)	
12-03-2021	16-03-2021				HOUS E 18	No.18	\$20,888,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(iv)	
15-03-2021	22-03-2021				HOUS E 10	No.10	\$23,976,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(iv)	
22-03-2021	24-03-2021				HOUS E 7	No.7	\$25,300,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(ii)	
23-03-2021	26-03-2021				HOUS E 6	No.6	\$26,462,500		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(iv)	
26-03-2021	07-04-2021				HOUS E 5	No.5	\$26,800,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(iv)	
29-03-2021	08-04-2021				HOUS E 1	No.1	\$28,392,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(iv)	
21-04-2021	27-04-2021				HOUS E 15	No.15	\$24,808,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(iv)	

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)				
03-05-2021					HOUS E 8	No. 8	\$23,818,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(v) · 見備註/See Remarks 7.(d)(i)	
10-05-2021					HOUS E 16	No.16	\$23,833,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(v)	

第三部份 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
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.
- 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，在此紀錄冊(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)條的規定。若賣方不遵此規定，則賣方須在該日期之後的5個工作日內，向地產發展局提交一份書面聲明，以符合一手住宅物業銷售條例第59(2)(c)條的規定。
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
- 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紀錄冊(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
- 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“✓” 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股公司；
 - 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - 上述有聯繫法團或控股公司的經理；
 - 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 "✓" 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;
- where that vendor is an individual, the person is -
 - a parent, spouse or child of that vendor; or
 - a private company of which such a parent, spouse or child is a director or shareholder; or
- where that vendor is a partnership, the person is -
 - a partner of that vendor, or a parent, spouse or child of such a partner; or
 - 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，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, and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 於本備註7內，「臨時合約」指買方根據招標公告、投標表格及出售條款遞交的投標表格，以及賣方根據招標公告、投標表格及出售條款接受要約，並按照出售條款而訂立的協議。賣方接受投標書當日為臨時合約。
In this Remark 7, "Preliminary Agreement" means the agreement made hereunder by virtue of the submission of the Form of Tender by the Purchaser and the Acceptance of Offer by the Vendor in accordance with the Tender Notice, the Form of Tender and these Conditions. The date of the Vendor's acceptance of the Tender is the date of the Preliminary Agreement.

- (c) 支付條款(只適用於以投標方式購買的物業)

The Terms of Payment (Applicable for properties purchased by way of tender only)

- (i) 付款計劃(A) - 現金或即時按揭付款計劃 - 90天成交
Payment Method (A) - Cash or Immediate Mortgage Payment Method - 90 days Completion
- 買價5%：於買方簽署臨時合約時支付作為臨時訂金。
 - 5% of Purchase Price: as preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement.
 - 買價5%：於買方簽署正式買賣合約時支付作為進一步訂金。
 - 5% of Purchase Price: as further deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
 - 買價90%：於買方簽署臨時合約後90天內支付作為買價餘款。
 - 90% of Purchase Price: as the balance of Purchase Price which shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement.

- (ii) 付款計劃(B) - 優惠按揭計劃 - 120天成交

只提供予第一手買家

Payment Method (B)- Privilege Mortgage Payment Method - 120 days Completion

This method is only available to the first hand purchasers

- 買價5%：於買方簽署臨時合約時支付作為臨時訂金。
- 5% of Purchase Price: as preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement.
- 買價5%：於買方簽署正式買賣合約時支付作為進一步訂金。
- 5% of Purchase Price: as further deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 買價90%：於買方簽署臨時合約後120天內支付作為買價餘款。
- 90% of Purchase Price: as the balance of Purchase Price which shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement.

- (i) 第二按揭

Second Mortgage

「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為買價四成，首按加二按合共提供不超過買價九成按揭)，買方於簽署臨時買賣合約後120天內於提款日起息供分期，第二按揭首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱「優惠利率」)減2%(P-2% p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1% p.a.)計算，其後全期按優惠利率加1%(P+1% p.a.)計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或
"designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the Purchase Price, and the total amount of first mortgage and second mortgage offered shall not exceed 90% of the Purchase Price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 120 days from signing of the Preliminary Agreement and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P-2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months and at 1% below the Best Lending Rate (P-1% p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1% p.a.), subject to fluctuation. The second mortgage is subject to the "designated bank" offering the first mortgage loan mentioned above; or

- (ii) 第一按揭

First Mortgage

買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過買價八成半，買方於簽署臨時買賣合約後120天內於提款日起息供分期，首三十六個月之利率按優惠利率減2%(P-2% p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1% p.a.)計算，其後全期按優惠利率加1%(P+1% p.a.)計算，利率浮動。
The Purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 85% of the Purchase Price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 120 days from the signing of the Preliminary Agreement and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P-2% p.a.) from time to time for the first 36 months and at 1% below the Best Lending Rate (P-1% p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1% p.a.), subject to fluctuation.

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批，安排的財務公司保留最終批准按揭貸款的決定權。
The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

- (iii) 付款計劃(C) - 優惠按揭計劃 - 730天成交

只提供予第一手買家

Payment Method (C) - Privilege Mortgage Payment Method - 730 days Completion

This method is only available to the first hand purchasers

- 買價5%：於買方簽署臨時合約時支付作為臨時訂金。
- 5% of Purchase Price: as preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement.
- 買價95%：於買方簽署臨時合約後730天內支付作為買價餘款。
- 95% of Purchase Price: as the balance of Purchase Price which shall be paid by the Purchaser within 730 days after signing of the Preliminary Agreement.

- (i) 第二按揭

Second Mortgage

「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為買價四成，首按加二按合共提供不超過買價八成半按揭)，買方於簽署臨時買賣合約後730天內於提款日起息供分期，第二按揭首二十四個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱「優惠利率」)減2%(P-2% p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1%(P-1% p.a.)計算，其後全期按優惠利率加1%(P+1% p.a.)計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或
"designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the Purchase Price, and the total amount of first mortgage and second mortgage offered shall not exceed 85% of the Purchase Price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 730 days from signing of the Preliminary Agreement and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P-2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 24 months and at 1% below the Best Lending Rate (P-1% p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1% p.a.), subject to fluctuation. The second mortgage is subject to the "designated bank" offering the first mortgage loan mentioned above; or

(ii) 第一按揭

First Mortgage

買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過買價八成。買方於簽署臨時買賣合約後730天內於提款日起息供分期，首二十四個月之利率按優惠利率減2% (P - 2% p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1% (P - 1% p.a.)計算；其後全期按優惠利率加1% (P + 1% p.a.)計算，利率浮動。
The Purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 80% of the Purchase Price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 730 days from the signing of the Preliminary Agreement and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P - 2% p.a.) from time to time for the first 24 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation.

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批准按揭貸款的決定權。

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

(iv) 付款計劃(D) - 「換樓易」優惠計劃 - 730天成交

只提供予第一手買家

Payment Method (D) - "Home-For-Home" Privilege Payment Method - 730 days Completion

This method is only available to the first hand purchasers

-買價5%：於買方簽署臨時合約時支付作為臨時訂金。

-5% of Purchase Price: as preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement.

-買價5%：於買方簽署臨時合約後30天內支付作為進一步訂金。

-5% of Purchase Price: as further deposit which shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement.

-買價90%：於買方簽署臨時合約後730天內支付作為買價餘款。

-90% of Purchase Price: as the balance of Purchase Price which shall be paid by the Purchaser within 730 days after signing of the Preliminary Agreement.

(i) 第二按揭

Second Mortgage

「特約銀行」提供即供按揭；並由賣方安排財務公司提供第二按揭第二按揭金額最高為買價四成，首按加二按合共提供不超過買價八成半按揭，買方於簽署臨時買賣合約後730天內於提款日起息供分期，第二按揭首二十四個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱「優惠利率」)減2% (P - 2% p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1% (P - 1% p.a.)計算，其後全期按優惠利率加1% (P + 1% p.a.)計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或
"designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the Purchase Price, and the total amount of first mortgage and second mortgage offered shall not exceed 85% of the Purchase Price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 730 days from signing of the Preliminary Agreement and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P - 2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 24 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation. The second mortgage is subject to the "designated bank" offering the first mortgage loan mentioned above; or

(ii) 第一按揭

First Mortgage

買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過買價八成。買方於簽署臨時買賣合約後730天內於提款日起息供分期，首二十四個月之利率按優惠利率減2% (P - 2% p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1% (P - 1% p.a.)計算；其後全期按優惠利率加1% (P + 1% p.a.)計算，利率浮動。
The Purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 80% of the Purchase Price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 730 days from the signing of the Preliminary Agreement and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P - 2% p.a.) from time to time for the first 24 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation.

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批准按揭貸款的決定權。

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

(iii) 「許可人住」優惠

"Licence" Benefit

買方可向賣方申請以許可人身份提前入住物業，主要條款如下：

The Purchaser may apply to the Vendor for the purpose of early occupancy as a licensee of the Property, subject to the following terms:

- 買方須向賣方繳付不少於買價10%；
The Purchaser shall pay to the Vendor not less than 10% of the Purchase Price;
- 買方須簽署一份經由賣方訂明的許可協議；
A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser;
- 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(如有))；
The Purchaser shall bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement;
- 在許可期內，買方須負責物業之相關管理費、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 Property;
- 買方須同意於簽署許可協議時，向賣方付還在公契規定或依據公契就該物業需要支付的管理費按金，其他按金及其他款項。
The Purchaser shall reimburse the Vendor the management fee deposits and other deposits and other payments under or pursuant to the DMC upon signing of the Licence Agreement;
- 其他條款細節，買方已向恒基物業代理有限公司職員查詢。
For details of other terms and conditions, the Purchaser has consulted the staff of Henderson Property Agency Limited.

(v) 付款計劃(E) - 「換樓易」優惠計劃 - 1100天成交

只提供予第一手買家

Payment Method (E) - "Home-For-Home" Privilege Payment Method - 1100 days Completion

This method is only available to the first hand purchasers

-買價5%：於買方簽署臨時合約時支付作為臨時訂金。

-5% of Purchase Price: as preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement.

-買價5%：於買方簽署臨時合約後30天內支付作為進一步訂金。

-5% of Purchase Price: as further deposit which shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement.

-買價90%：於買方簽署臨時合約後1100天內支付作為買價餘款。

-90% of Purchase Price: as the balance of Purchase Price which shall be paid by the Purchaser within 1100 days after signing of the Preliminary Agreement.

(i) 第二按揭

Second Mortgage

「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為買價四成，首按加二按揭共提供不超過買價八成半按揭)；買方於簽署臨時買賣合約後1100天內於提款日起息供分期，第二按揭首二十四個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”)減2%(P - 2% p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1%(P - 1% p.a.)計算，其後全期按優惠利率加1%(P + 1% p.a.)計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或
“designated bank” offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the Purchase Price, and the total amount of first mortgage and second mortgage offered shall not exceed 85% of the Purchase Price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 1100 days from signing of the Preliminary Agreement and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P - 2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited (“the Best Lending Rate”) from time to time for the first 24 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above; or

(ii) 第一按揭

First Mortgage

買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過買價八成，買方於簽署臨時買賣合約後1100天內於提款日起息供分期，首二十四個月之利率按優惠利率減2%(P - 2% p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1%(P - 1% p.a.)計算，其後全期按優惠利率加1%(P + 1% p.a.)計算，利率浮動。
The Purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 80% of the Purchase Price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 1100 days from the signing of the Preliminary Agreement and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P - 2% p.a.) from time to time for the first 24 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation.

買方及其擔保人(如有)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

(iii) 「許可人住」優惠

“Licence” Benefit

買方可向賣方申請以許可人身份提前入住物業，主要條款如下：

The Purchaser may apply to the Vendor for the purpose of early occupancy as a licensee of the Property, subject to the following terms:

- (a) 買方須向賣方繳付不少於買價10%；
The Purchaser shall pay to the Vendor not less than 10% of the Purchase Price;
- (b) 買方須繳付許可費用相等於買價2.5%。為免疑問，許可費用在任何情況下將不獲退還；
The Purchaser shall pay a licence fee equivalent to 2.5% of the Purchase Price. For the avoidance of doubt, the licence fee paid shall not be refundable under any circumstances;
- (c) 買方須簽署一份經由賣方訂明的許可協議；
A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser;
- (d) 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(如有))；
The Purchaser shall bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement;
- (e) 在許可期內，買方須負責物業之相關管理費、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 Property;
- (f) 買方須同意於簽署許可協議時，向賣方付還(在公契規定或依據公契就該物業需要支付的管理費按金，其他按金及其他款項)。
The Purchaser shall reimburse the Vendor the management fee deposits and other deposits and other payments under or pursuant to the DMC upon signing of the Licence Agreement;
- (g) 買方知悉於成交時，買方可獲賣方提供特別回贈，金額相等於買方所繳交予賣方的許可費用即買價2.5%(不計利息)(「特別對消回贈」)。「特別對消回贈」只可於成交時用作對消部分買價餘款；
The Purchaser also acknowledge that upon completion, the Purchaser shall be entitled to receive from the Vendor a special rebate which is equivalent to 2.5% of the Purchase Price as the licence fee of the Property paid by the Purchaser to the Vendor (without interest) (“the Special Set-off Rebate”). “The Special Set-off Rebate” shall only be used to set off part of the balance of Purchase Price upon completion;
- (h) 其他條款細節，買方已向恒基物業代理有限公司職員查詢。
For details of other terms and conditions, the Purchaser has consulted the staff of Henderson Property Agency Limited.

(d) 相關招標文件中可就購買該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 available with the purchase of a specified residential property under the Tender Document concerned

(i) 買方直接經「恒基物業代理有限公司」購入物業(並非經由其他地產代理公司中介成交)，賣方將向買方提供下列優惠：

The Purchaser purchases the Property directly through Henderson Property Agency Limited (but not through the other estate agents), the Vendor will provide the following benefits to the Purchaser:

- (a) 買方簽署正式合約後及已繳付不少於買價10%的訂金，買方可獲相等於買價1.5%的現金回贈，該現金回贈將由正式合約日期起計屆滿180天後的14天內由賣方向買方支付；如買方早於正式合約日期後180天內完成物業交易，該現金回贈將於物業交易後14天內由賣方向買方支付；及
After the signing of the Formal Agreement and the payment of not less than 10% of the Purchase Price as deposit by the Purchaser, the Purchaser will receive a cash rebate in the sum equivalent to 1.5% of the Purchase Price which will be payable by the Vendor to the Purchaser within 14 days after the expiration of 180 days after the date of the Formal Agreement; if the Purchaser shall have completed the purchase of the Property within 180 days after the date of the Formal Agreement, such cash rebate will be payable by the Vendor to the Purchaser within 14 days after the completion of the purchase of the Property; and
- (b) 買方可獲相等於買價1.5%的現金回贈，該現金回贈將由買方完成物業交易後14天內由賣方向買方支付；及
the Purchaser will receive a cash rebate in the sum equivalent to 1.5% of the Purchase Price which will be payable by the Vendor to the Purchaser within 14 days after the completion of the purchase of the Property; and
- (c) 賣方將由買方完成物業交易後起計3個月內開始，代買方繳付連續12個月管理費。
The Vendor will pay the management fees of the Property for a period of 12 consecutive months on behalf of the Purchaser commencing within 3 months after completion of the purchase of the Property by the Purchaser.

8. 下述互聯網可連結到此發展項目的價單：www.thehampsteadreach.com.hk

The price list(s) of the development can be found in the following website: www.thehampsteadreach.com.hk

更新日期及時間：7:00PM, 10-05-2021
(日-月-年)

Date & Time of Update:
(DD-MM-YYYY)