

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	芳菲 Madera Garden	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	勝利道5號 (臨時) 5 Victory Avenue (Provisional)		
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)			71

印製日期 Date of Printing	價單編號 Number of Price List
22/7/2021	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
10/8/2021	1A	價錢 Price 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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
21	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,055,000	348,673 (32,376)	--	0.05 (1)	--	--	--	--	--	--	--	--
18	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,619,000	338,575 (31,439)	--	0.05 (1)	--	--	--	--	--	--	--	--
17	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,338,000	332,067 (30,834)	--	0.05 (1)	--	--	--	--	--	--	--	--
16	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	14,199,000	328,848 (30,535)	--	0.05 (1)	--	--	--	--	--	--	--	--
11	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,791,000	319,399 (29,658)	--	0.05 (1)	--	--	--	--	--	--	--	--
10	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,655,000	316,249 (29,366)	--	0.05 (1)	--	--	--	--	--	--	--	--
9	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,525,000	313,238 (29,086)	--	0.05 (1)	--	--	--	--	--	--	--	--
6	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	13,009,000	301,288 (27,976)	--	0.05 (1)	--	--	--	--	--	--	--	--
5	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,620,000	292,278 (27,140)	--	0.05 (1)	--	--	--	--	--	--	--	--
3	A	43.178 (465) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,496,000	289,407 (26,873)	--	0.05 (1)	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
18	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,105,000	342,602 (31,836)	--	--	--	--	--	--	--	--	--	--
17	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,930,000	336,017 (31,224)	--	--	--	--	--	--	--	--	--	--
16	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,844,000	332,781 (30,923)	--	--	--	--	--	--	--	--	--	--
15	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,757,000	329,508 (30,619)	--	--	--	--	--	--	--	--	--	--
12	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,673,000	326,347 (30,325)	--	--	--	--	--	--	--	--	--	--
11	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,589,000	323,186 (30,031)	--	--	--	--	--	--	--	--	--	--
10	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,504,000	319,988 (29,734)	--	--	--	--	--	--	--	--	--	--
9	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,423,000	316,940 (29,451)	--	--	--	--	--	--	--	--	--	--
8	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,340,000	313,817 (29,161)	--	--	--	--	--	--	--	--	--	--
7	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,181,000	307,834 (28,605)	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,101,000	304,824 (28,325)	--	--	--	--	--	--	--	--	--	--
5	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,023,000	301,889 (28,052)	--	--	--	--	--	--	--	--	--	--
3	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,946,000	298,992 (27,783)	--	--	--	--	--	--	--	--	--	--
2	B	26.576 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,556,000	284,317 (26,420)	--	--	--	--	--	--	--	--	--	--
9	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,889,000	308,934 (28,717)	--	--	--	--	--	--	--	--	--	--
8	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,773,000	305,919 (28,437)	--	--	--	--	--	--	--	--	--	--
7	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,548,000	300,073 (27,894)	--	--	--	--	--	--	--	--	--	--
6	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,330,000	294,408 (27,367)	--	--	--	--	--	--	--	--	--	--
5	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,000,000	285,833 (26,570)	--	--	--	--	--	--	--	--	--	--
3	C	38.484 (414) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	10,667,000	277,180 (25,766)	--	--	--	--	--	--	--	--	--	--

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)

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

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

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，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.

- (4) 註：於本第4節內：「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後(如有)之價錢），因應相關支付條款及／或折扣(如有)按售價計算得出之價目，四捨五入至最近的千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and the agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discounts (if any) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded to the nearest thousand to determine the Transaction Price.

(4)(i) 支付條款：

Terms of payment:

買方於簽署臨時買賣合約時須繳付相等於售價5%作為臨時訂金，其中港幣\$100,000.00須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方律師行“胡關李羅律師行”。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the remaining portion of the Preliminary Deposit can be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong, and shall be made payable to the vendor's solicitors “Woo Kwan Lee & Lo”.

(a) 現金優惠付款計劃 (照價減 4%)

Cash Payment Plan (4% discount from the Price)

- 1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後30天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- 3) 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後90天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(b) 備用一按貸款付款計劃 (照價減 3%)

Standby First Mortgage Loan Payment Plan (3% discount from the Price)

(b1) 成交金額為港幣一千萬以下的住宅物業:

~~Transaction Price of residential property is under HK10 million~~

- 1) ~~成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。~~
~~5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.~~
- 2) ~~成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後30天內繳付。~~
~~5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.~~
- 3) ~~成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後90天內繳付。~~
~~The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.~~

(b2) 成交金額為港幣一千萬或以上的住宅物業:

~~Transaction Price of residential property is or over HK10 million~~

- 1) ~~成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。~~
~~5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.~~
- 2) ~~成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後30天內繳付。~~
~~5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.~~
- 3) ~~成交金額 5% (部份售價) 於買方簽署臨時買賣合約後60天內繳付。~~
~~5% of the Transaction Price being Part Payment shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.~~
- 4) ~~成交金額餘額(即成交金額85%)於買方簽署臨時買賣合約後90天內繳付。~~
~~The balance of the Transaction Price (i.e. 85% of the Transaction Price) shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.~~

(c) 建築期付款計劃 (照價減 2%)

Stage Payment Plan (2% discount from the Price)

- 1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後90天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- 3) 買方須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出書面通知的日期後的14天內付清成交金額 90%作為成交金額之餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser(s) within 14 days of the date of the written notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).

(d) 備用一按貸款付款計劃 (照價減 3%)

Standby First Mortgage Loan Payment Plan (3% discount from the Price)

- 1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後30天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- 3) 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後90天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎：

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

- (a) 見上述第4(i)段
See paragraph 4(i) above
- (b) 早鳥折扣優惠
Early Bird Discount
凡於2021年10月30日或之前簽署臨時買賣合約購買本價單中所列之住宅物業的買方可獲1%售價折扣優惠。
1% 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 on or before 30 October 2021.
- (c) Facebook/Instagram 讚好優惠
Like Facebook/Instagram Benefit
買方可獲額外 1%售價折扣優惠作為「Facebook/Instagram 讚好優惠」。
An extra 1% discount from the Price would be offered to the Purchasers as the "Like Facebook/Instagram Benefit".
- (d) 印花稅津貼折扣
Stamp Duty Subsidy Benefit
買方可獲額外 4%售價折扣優惠作為「印花稅津貼折扣」優惠。
An extra 4% discount from the Price would be offered to the Purchasers as the "Stamp Duty Subsidy Benefit".

(4)(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) 備用第一按揭貸款 (此安排只適用於選擇支付條款(4)(i)(b1) 或 (4)(i)(b2)(b)備用第一按揭貸款付款計劃之買方。)

~~Standby First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(b1) or (4)(i)(b2)(b) Standby First Mortgage Loan Payment Plan.)~~

(2) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。

~~The Purchaser shall apply to the Vendor's designated finance company for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.~~

(3) 買方須依照賣方指定財務機構之要求提供足夠之入息證明文件。

~~The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Vendor's designated finance company.~~

(4) 買方須以所購之發展項目的住宅物業之第一法定按揭作為第一按揭貸款的抵押。

~~The First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the Purchaser.~~

(5) 第一按揭貸款年期最長為 25 年。

~~The maximum tenor of the First Mortgage Loan shall be 25 years.~~

(6) 買方可向由賣方指定財務機構申請按揭貸款，買方於提款日起息供分期，首三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.25% (P-2.25%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率(P)計算；其後全期按優惠利率加1.5%(P+1.5%p.a.)計算，利率浮動。

~~The Purchaser can apply to Vendor's designated finance company for mortgage loan. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on mortgage loan will be calculated at 2.25% below the Hong Kong Dollar Best Lending Rate (P-2.25%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 the Best Lending Rate (P) within the period from the 37th month to the 60th month; and thereafter will be calculated at +1.5% above the Best Lending Rate (P+1.5%p.a.), subject to fluctuation.~~

(7) 成交金額為港幣一千萬以下的住宅物業的第一按揭貸款最高金額的90%；成交金額為港幣一千萬或以上的住宅物業的第一按揭貸款最高金額的85%。

~~The maximum amount of first mortgage loan shall be 90% of the Transaction Price if the residential property is under HK\$10 million; The maximum amount of first mortgage loan shall be 85% of the Transaction Price if the residential property is or over HK\$10 million.~~

(8) 第一按揭貸款及其相關擔保（如要）之文件必須由賣方指定財務機構指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。

~~All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).~~

(9) 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚按揭條款及條件、批核條件及申請手續。

~~The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures.~~

(10) ~~第一按揭貸款之條款及批核條件僅供參考。賣方指定財務機構保留在其認為合適時不時更改第一按揭貸款之條款及批核條件之權利。~~
~~The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.~~

(11) ~~第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關貸款的批核或不批核及/或任何貸款相關事宜而向賣方提出任何申索。~~

~~The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Vendor's designated finance company, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.~~

(1) 備用第一按揭貸款 (此安排只適用於選擇支付條款(d)備用一按貸款付款計劃之買方。)

Standby First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (d) Standby First Mortgage Loan Payment Plan.)

(2) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。

The Purchaser shall apply to the Vendor's designated finance company for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.

(3) 買方須依照賣方指定財務機構之要求提供足夠之入息證明文件。

The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Vendor's designated finance company.

(4) 買方須以所購之發展項目的住宅物業之第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the Purchaser.

(5) 第一按揭貸款年期最長為30年。

The maximum tenor of the First Mortgage Loan shall be 30 years.

(6) 買方可向由賣方指定財務機構申請按揭貸款，買方於提款日起息供分期，首三十六個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減2.25% (P-2.25%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率(P)計算；其後全期按優惠利率加1.5%(P+1.5%p.a.)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on mortgage loan will be calculated at 2.25% below the Hong Kong Dollar Best Lending Rate (P-2.25%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 the Best Lending Rate (P) within the period from the 37th month to the 60th month; and thereafter will be calculated at +1.5% above the Best Lending Rate (P+1.5%p.a.), subject to fluctuation.

(7) 第一按揭貸款最高金額的90%。

The maximum amount of first mortgage loan shall be 90%.

(8) 第一按揭貸款及其相關擔保（如要）之文件必須由賣方指定財務機構指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。

All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

- (9) 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚按揭條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures
- (10) 第一按揭貸款之條款及批核條件僅供參考，賣方指定財務機構保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- (11) 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關貸款的批核或不批核及/或任何貸款相關事宜而向賣方提出任何申索。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Vendor's designated finance company, and are not related to the Vendor(who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.

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

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

1. 如買方選用賣方之代表律師作為買方之代表律師處理其買賣合約及轉讓契以及按揭（如有）也由賣方律師擬備，賣方同意為買方支付買賣合約及轉讓契之律師費用（不包括雜費，雜費須由買方支付）。
If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment and the Mortgage (if any) is also prepared by the Vendor's Solicitors, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及雜費。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.
3. 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的有關罰款、利息及附加費用等)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, 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) will be borne by the Purchaser.

(4)(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:

製作、登記及完成公契及管理協議及公契及管理協議分契(如有)(統稱「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、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、《物業管理服務條例》(香港法例第626章)下可予徵收的所有徵款、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, 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 levies chargeable under Property Management Services Ordinance (Cap. 626), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(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:

- | | | |
|------|-----------------------|--|
| i | 中原地產代理有限公司 | CENTALINE PROPERTY AGENCY LIMITED |
| ii | 美聯物業代理有限公司 | Midland Realty International Limited |
| iii | 利嘉閣地產有限公司 | Ricacorp Properties Limited |
| iv | 香港置業(代理)有限公司 | Hong Kong Property Services (Agency) Limited |
| v | 世紀 21 集團有限公司及 旗下特許經營商 | Century 21 Group Limited and Franchisees |
| vi | 云房網絡(香港)代理有限公司 | QFang Network (Hong Kong) Agency Limited |
| vii | 協成行(代理)有限公司 | HIP SHING HONG (AGENCY) LTD |
| viii | 香港地產代理商總會有限公司 | Hong Kong Real Estate Agencies General Association 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：

The address of the website designated by the vendor for the development is:

www.madera-garden.com.hk

www.madera-garden.com.hk