

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	VAU Residence	期數(如有) Phase No.(if any)	-
發展項目位置 Location of Development	自由道11號 No.11 Liberty Avenue		
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)			165

印製日期 Date of Printing	價單編號 Number of Price List
19/6/2021	3

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
28/8/2021	3A	

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. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
	17	A	26.245 (283) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,734,000	332,787 (30,862)	--	--	--	--	--	--	--	--	--	
	16	A	26.245 (283) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,556,000	326,005 (30,233)	--	--	--	--	--	--	--	--	--	
	17	B	25.768 (277) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,739,000	339,142 (31,549)	--	--	--	--	--	--	--	--	--	
	16	B	25.768 (277) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,562,000	332,273 (30,910)	--	--	--	--	--	--	--	--	--	
	17	C	24.506 (264) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,555,000	349,098 (32,405)	--	--	--	--	--	--	--	--	--	
	16	C	24.506 (264) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,387,000	342,243 (31,769)	--	--	--	--	--	--	--	--	--	
	16	D	19.480 (210) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,902,000	354,312 (32,867)	--	--	--	--	--	--	--	--	--	
	15	D	19.480 (210) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,787,000	348,409 (32,319)	--	--	--	--	--	--	--	--	--	
	12	D	19.480 (210) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,696,000	343,737 (31,886)	--	--	--	--	--	--	--	--	--	
	15	E	19.407 (209) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,765,000	348,586 (32,368)	--	--	--	--	--	--	--	--	--	
	12	E	19.407 (209) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,672,000	343,793 (31,923)	--	--	--	--	--	--	--	--	--	
	17	F	26.520 (285) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	9,134,000	344,419 (32,049)	--	--	--	--	--	--	--	--	--	
	16	F	26.520 (285) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,899,000	335,558 (31,225)	--	--	--	--	--	--	--	--	--	
	15	G	19.636 (211) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	7,142,000	363,720 (33,848)	--	--	--	--	--	--	--	--	--	
	12	G	19.636 (211) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,934,000	353,127 (32,863)	--	--	--	--	--	--	--	--	--	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
	18	H	36.041 (388) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,903,000	330,263 (30,678)	--	--	--	--	--	--	--	--	--	
	17	H	36.041 (388) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,587,000	321,495 (29,863)	--	--	--	--	--	--	--	--	--	

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 purchaser(s) 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，就有關指明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 specified 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，就有關指明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 specified 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)(i) 註：在本第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約（下稱「臨時合約」）中訂明的住宅物業的實際金額。因應相關折扣（如有）按售價計算得出之價目，皆以進位到最接近千位數作為成交金額。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (the "PASP"). The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.

買方於簽署臨時合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the PASP, the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Baker & McKenzie".

付款計劃:

Payment Plan:

(A) 120 天即供付款計劃 120-day Cash Payment Plan (照售價減 11%) (11% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(下稱「正式合約」)。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal agreement for sale and purchase (the "ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 60 天內再付成交金額 3%作為加付訂金。

3% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付成交金額 92%作為成交金額餘款。

92% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(B) 120 天一按付款計劃 120-day First Mortgage Loan Payment Plan (照售價減 9.5%) (9.5% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 60 天內再付成交金額 3%作為加付訂金。
3% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.
3. 買方須於簽署臨時合約後 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付成交金額 92%作為成交金額餘款。
92% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(C) 120 天二按付款計劃 120-day Second Mortgage Loan Payment Plan (照售價減 8%) (8% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 60 天內再付成交金額 3%作為加付訂金。
3% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.
3. 買方須於簽署臨時合約後 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付成交金額 92%作為成交金額餘款。
92% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(D) 建築期付款計劃 Stage Payment Plan (照售價減 7%) (7% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 60 天內再付成交金額 3%作為加付訂金。
3% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.
2. 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付成交金額 92%作為成交金額餘款。
92% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the vendor's written notification to the purchaser(s) that the vendor is in a position validly to assign the residential property to the purchaser(s).

(4)(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is made available

- (a) 請參閱上述第(4)(i)段。
Please refer to paragraph (4)(i) above.
- (b) 「香港萬客會」會員折扣 Privilege for “Vanke Club Hong Kong” Member
在簽署臨時合約當日，買方如屬「香港萬客會」會員，可獲額外 1%售價折扣優惠。每位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為「香港萬客會」會員，方可享此折扣優惠。
An extra 1% discount on the Price would be offered to the purchaser(s) who is a “Vanke Club Hong Kong” member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is an individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a corporation) should be a “Vanke Club Hong Kong” member on the date of signing of the PASP in order to enjoy the discount offer.
- (c) 置業折扣 Home Purchase Discount
簽署臨時合約購買本價單中所列之住宅物業，可獲額外 2%售價折扣優惠。
An extra 2% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

(d) **印花稅津貼折扣 Stamp Duty Subsidy Discount**

買方購買本價單中所列之住宅物業可獲額外 2% 售價折扣優惠。

An extra 2% discount on the Price would be offered to the purchaser(s) of a residential property listed in this price list.

(e) **員工置業折扣 Staff Purchasing Discount**

如買方（或構成買方之任何人士）屬「萬科集團合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲額外 2% - 5% 售價折扣優惠，折扣優惠受萬科集團內部條款約束。

If the purchaser(s) (or any person comprising the purchaser(s)) is a “Qualified Person of Vanke Group”, provided that the purchaser(s) did not appoint any estate agent to act for him/her in the purchase of the residential property(ies), an extra 2% - 5% discount on the Price would be offered, subject to the internal regulation of Vanke Group.

「萬科集團合資格人士」指：

(i) 萬科企業股份有限公司或其附屬公司、印力集團控股有限公司或其附屬公司之任何員工或該員工之直系親屬（任何個人的配偶、父母、子女為該個人之「直系親屬」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在有關關係保留最終決定權）；或

(ii) 萬科企業股份有限公司、萬科地產(香港)有限公司、萬科海外投資控股有限公司或印力集團控股有限公司之董事或該董事之直系親屬（任何個人的配偶、父母、子女為該個人之「直系親屬」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在有關關係保留最終決定權）。

“Qualified Person of Vanke Group” means:

(i) any employee or close family member (a spouse, parent, child of a person is a “close family member” of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists) of that employee of any of China Vanke Co., Limited or its subsidiaries, SCPG Holdings Co., Ltd. or its subsidiaries; or

(ii) any director or close family member (a spouse, parent, child of a person is a “close family member” of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists) of that director of any of China Vanke Co., Limited, Vanke Real Estate (Hong Kong) Company Limited, Vanke Overseas Investment Holding Company Limited or SCPG Holdings Co., Ltd.

買方須在遞交購樓意向登記表格時或之前提供令賣方滿意的證據證明其為萬科集團合資格人士，賣方就相關買方是否萬科集團合資格人士有最終決定權，而賣方之決定為最終及對買方具有約束力。

The purchaser(s) shall on or before submission of the Registration of Intent form on the spot provide evidence for proof of being a “Qualified Person of Vanke Group” to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision shall be final and binding on the purchaser(s).

(4)(iii) **可就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益**

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(a) 請參閱上述第(4)(i) 及 (4)(ii)段。

Please refer to paragraph (4)(i) and (4)(ii) above.

(b) **第一按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(B)之買方和第(4)(iii)(d) 段所述之買方) First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (B) in paragraph (4)(i) and purchaser(s) mentioned in paragraph (4)(iii)(d))**

(1) 買方可向賣方指定的一按揭財務機構(「指定財務機構」)申請一按揭貸款(「第一按揭貸款」)。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for first mortgage loan (“first mortgage loan”) from the Vendor’s designated first mortgage financing company (“designated financing company”). The Vendor’s designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

(2) 成交金額為港幣 833 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的 80%；成交金額為港幣 833 萬以上但港幣 1,000 萬以下的住宅物業的第一按揭貸款最高金額為港幣 500 萬加成交金額的 20%；成交金額為港幣 1,000 萬或以上的住宅物業的第一按揭貸款最高金額為成交金額的 70%。

The maximum amount of first mortgage loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is or under HK\$8.33 million. The maximum amount of first mortgage loan shall be HK\$5 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$8.33 million but under HK\$10 million. The maximum amount of first mortgage loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is or over HK\$10 million.

(3) 第一按揭貸款年期最長可達 25 年。

The maximum tenor of the first mortgage loan is up to 25 years.

(4) 第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率(“P”)減 2.75% p.a.計算。P 隨利率浮動調整，於本價單日期 P 為 5.25% p.a.。利率以指定財務機構最終審批結果決定。利率是指年利率。

The interest rate of the first mortgage loan shall be calculated at 2.75% p.a. below the Hong Kong Dollar prime rate quoted by the designated financing company from time to time (“P”). P is subject to fluctuation. P as at the date of this price list is 5.25% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.

- (5) 第一按揭貸款以該住宅物業之第一衡平法按揭及第一法定按揭作抵押。
The first mortgage loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property.
- (6) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明,親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本,所有提交的文件,一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.
- (7) 買方及擔保人(如有)須按指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.
- (8) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師擬備。如成功申請,買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。
All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.
- (9) 買方於決定申請第一按揭貸款前,敬請先向指定財務機構查詢有關詳情,以上所有主要條款、優惠(如有)及第一按揭貸款批出與否,指定財務機構有最終決定權。不論第一按揭貸款獲批與否,買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核,賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.
- (10) 第一按揭貸款受指定財務機構不時訂之其他條款及細則約束。
The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
- (11) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準,且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(c) 第二按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(C)之買方) Second Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (C) in paragraph (4)(i))

- (1) 買方可向賣方指定的二按揭財務機構(Vanke Property Mortgage Limited) (「指定財務機構」)申請第二按揭貸款(「第二按揭貸款」)。指定財務機構有權隨時停止提供第二按揭貸款而無須另行通知。第二按揭貸款主要條款及條件如下。
Purchaser(s) can apply for second mortgage loan ("second mortgage loan") from the designated second mortgage financing company (Vanke Property Mortgage Limited) ("designated financing company"). The designated financing company may stop providing the second mortgage loan at any time without further notice. The key terms and conditions of the second mortgage loan are as follows.
- (2) 第二按揭貸款最高金額為成交金額的 25%,但第一按揭(由第一按揭銀行提供)及第二按揭的總貸款額不能超過成交金額的 85%,或應繳付之成交金額餘額,以較低者為準。
The maximum amount of second mortgage loan shall be 25% of the Transaction Price, but the total amount of first mortgage loan (to be provided by first mortgagee bank) and second mortgage loan offered shall not exceed 85% of the Transaction Price, or the balance of Transaction Price payable, whichever is lower.
- (3) 第二按揭年期最長可達 25 年或等同或不超過第一按揭貸款年期,以較短者為準。
The maximum tenor of the second mortgage loan is up to 25 years or same as or not exceeding the tenor of the first mortgage loan, whichever is shorter.
- (4) 第二按揭貸款自支取日起計的首 24 個月設免息。其後第二按揭貸款的利率以中國銀行(香港)有限公司不時報價之港元最優惠利率("P")計算。P 隨利率浮動調整。利率以指定財務機構的最終審批結果決定。利率是指年利率。
No repayment of principal and no payment of interest is required for the first 24 months from the drawdown date of the second mortgage loan. Thereafter the interest rate of the second mortgage loan shall be calculated at the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time ("P"), subject to fluctuation. The interest rate will be subject to approval and decision by the designated financing company. Interest rate means interest rate per annum.
- (5) 買方及擔保人(如有)須按第一按揭銀行及指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the first mortgagee bank and the designated financing company.
- (6) 第一按揭銀行須為指定財務機構所指定及轉介之銀行,買方並且須首先得到第一按揭銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the purchaser(s) shall obtain prior consent from the first mortgagee bank to apply for the second mortgage loan.
- (7) 所有有關第二按揭之法律文件須由指定財務機構指明的代表律師擬備。如成功申請,買方須單獨繳付所有有關第二按揭貸款之一切律師費用及其他開支。
All legal document in relation to the second mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the second mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

- (8) 第一按揭貸款及第二按揭貸款須獨立審批，買方及擔保人(如有)須於第二按揭貸款的預計貸款支取日的四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明，親身前往指定財務機構辦理第二按揭貸款申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件及申請費用，一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指定的代表律師樓簽署有關法律文件。
The application of first mortgage loan and second mortgage loan will be approved independently. The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of second mortgage loan in no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided and application fee paid will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors' firm specified by the designated financing company.
- (9) 買方於決定申請第二按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第二按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the second mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the second mortgage loan.

- (10) 第二按揭貸款受指定財務機構不時所訂之其他條款及條件約束。

The second mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.

- (11) 有關第一按揭貸款及第二按揭貸款之批核與否及按揭條款及條件以第一按揭銀行及指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。

The terms and conditions and the approval of applications for the first mortgage loan and the second mortgage loan are subject to the final decision of the first mortgagee bank and the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(d) 提早成交現金回贈 (只適用於選擇第(4)(i)段中付款計劃(D)之買方) “Early Settlement Cash Rebate” (Only applicable to the purchaser(s) who has selected Payment Plan (D) in paragraph (4)(i))

- (1) 如買方欲於簽署臨時買賣合約的日期後 120 日內付清成交金額餘額，買方可向賣方指定的一按揭財務機構申請第一按揭貸款（條款如第(4)(iii)(b)段所述），唯該按揭貸款支取日期必須為簽署臨時買賣合約的日期後 120 日內。
If the purchaser wishes to settle the balance of Transaction Price in full within 120 days after the signing of the preliminary agreement for sale and purchase, the purchaser may apply for the First Mortgage Loan from the Vendor's designated first mortgage financing company (the terms of which shall be as set out in paragraph (4)(iii)(b)) Provided That the drawdown date of that mortgage loan must be within 120 days after the signing of the preliminary agreement for sale and purchase.

- (2) 買方提前於買賣合約訂明的付款日期之前付清成交金額餘額，可根據以下列表獲賣方送出提早成交現金回贈，詳情以相關交易文件條款和條件為準。

The purchaser shall be entitled to an Early Settlement Cash Rebate offered by the vendor according to the table below. Details of such rebate will be subject to the terms and conditions of the relevant transaction documents.

付清成交金額餘額日期 Date of settlement of the Transaction Price	提前付清餘額現金回贈優惠金額 Early Settlement Benefit Amount
簽署臨時買賣合約的日期後 120 日內（如無使用第一按揭貸款） Within 120 days after the signing of the preliminary agreement for sale and purchase (First Mortgage Loan not utilized)	成交金額 4% 4% of the Transaction Price
簽署臨時買賣合約的日期後 120 日內（如有使用第一按揭貸款） Within 120 days after the signing of the preliminary agreement for sale and purchase (First Mortgage Loan utilized)	成交金額 2.5% 2.5% of the Transaction Price
簽署臨時買賣合約的日期後 121 日 - 240 日期間內 Within the period from 121 days to 240 days after the signing of the preliminary agreement for sale and purchase	成交金額 3% 3% of the Transaction Price
簽署臨時買賣合約的日期後 241 日 - 360 日期間內 Within the period from 241 days to 360 days after the signing of the preliminary agreement for sale and purchase	成交金額 2% 2% of the Transaction Price

(5) **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) 買賣雙方各自負責其代表律師擬備、完成及登記所有有關買賣法律文件的律師費和支出。
Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in relation to the purchase.
- (b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等）。
All stamp duties on the PASP, the ASP and the assignment (including but without limitation any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser(s).

買方須為就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

擬備、登記及完成公契及管理協議（「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件核證副本之費用、所購物業的正式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、所購物業的按揭（如有）之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。
The purchaser(s) 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 (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 ASP 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 (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.

(6) 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:

賣方委任的代理:

Agents appointed by the Vendor:

萬科香港物業代理有限公司 Vanke Hong Kong Estate Agency Company Limited

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

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

利嘉閣地產有限公司 Ricacorp Properties Limited

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

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

云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

祥益地產代理有限公司 Many Wells Property Agency Limited

香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited and Chartered Members

香港地產代理商總會及旗下特許經營商 Hong Kong Real Estate Agencies General Association and Franchisees

領航地產有限公司 Vanguard Realty Limited

國金行(灣仔)物業代理有限公司 Nexus Realty (WCH) Limited

友和地產 United Properties Limited

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

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

(7) 賣方就發展項目指定的互聯網網站的網址為：www.vauresidence.com.hk
The address of the website designated by the Vendor for the Development is: www.vauresidence.com.hk