

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱	九龍站發展項目的第三期^ (期數中的住宅發展項目中的第1座, 第1A座, 第2座及第2A座及停車場稱為「凱旋門」)	期數 (如有)	九龍站發展項目的第三期^
Name of the Phase of the Development	Phase III of Kowloon Station Development^ (Block 1, Block 1A, Block 2 and Block 2A of the residential development and the car park therein known as “The Arch”)	Phase No. (if any)	Phase III of Kowloon Station Development^
發展項目期數位置	柯士甸道西1號		
Location of the Phase of the Development	1 Austin Road West		

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，成交記錄冊的目的是向公眾人士提供列於記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。記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 (PASP) 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.

九龍站發展項目的第三期為凱旋門所屬的期數。凱旋門包括第三期住宅發展項目及第三期停車場。

^ Remarks:
Phase III of Kowloon Station Development is the phase of which The Arch forms part. The Arch comprises Phase III Residential Development and Phase III Car Park.

(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)				
			屋號 (House number) / 屋名 (Name of the house)							
06-03-2023	13-03-2023		第1座 Block 1	66	B		\$35,518,888		招標文件支付計劃(AT1) Payment Plan (AT1) of Tender Document 見備註/See Remarks 7(a) 見備註/See Remarks 7(b)(i) • 見備註/See Remarks 7(c)(i) • 見備註/See Remarks 7(d)(i) • 見備註/See Remarks 7(d)(ii) • 見備註/See Remarks 7(d)(iii)(a)	
15-03-2023	22-03-2023		第1座 Block 1	66	C		\$40,166,730		招標文件支付計劃(BT1) Payment Plan (BT1) of Tender Document 見備註/See Remarks 7(a) 見備註/See Remarks 7(b)(i) • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(i) • 見備註/See Remarks 7(d)(ii) • 見備註/See Remarks 7(d)(iii)(b)	
10-12-2023	15-12-2023		第2座 Block 2	77/F-79/F	B	B1-226	\$219,924,000		招標文件支付計劃(BT2) Payment Plan (BT2) of Tender Document 見備註/See Remarks 7(a) 見備註/See Remarks 7(b)(ix) • 見備註/See Remarks 7(c)(vi) • 見備註/See Remarks 7(d)(i) • 見備註/See Remarks 7(d)(ii) • 見備註/See Remarks 7(d)(iii)(c)	

1. 關於臨時買賣合約的資料(即(A), (D) , (E) ,(G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的1 個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。
Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the Vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的1 個工作日內，在此記錄冊(C)欄記入該日期。
If an ASP is terminated, the Vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, the Vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1 個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 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.
6. 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 –
- (a) 該賣方屬法團，而該人是 –
 - (i) 該賣方的董事，或該董事的父母、配偶或子女；
 - (ii) 該賣方的經理；
 - (iii) 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；
 - (iv) 該賣方的有聯繫法團或控權公司；
 - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控權公司的經理；
 - (b) 該賣方屬個人，而該人是 –
 - (i) 該賣方的父母、配偶或子女；或
 - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - (c) 該賣方屬合夥，而該人是 –
 - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - (ii) 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 –

- (a) where that Vendor is a corporation, the person is –
 - (i) a director of that Vendor, or a parent, spouse or child of such a director;
 - (ii) a manager of that Vendor;
 - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - (iv) an associate corporation or holding company of that Vendor;
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - (vi) a manager of such an associate corporation or holding company;
- (b) where that Vendor is an individual, the person is –
 - (i) a parent, spouse or child of that Vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that Vendor is a partnership, the person is –
 - (i) a partner of that Vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (a) (G) 欄所指的支付條款包括售價的任何折扣，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，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價及（E）欄所指的『成交金額』。
In this Remark 7, "Purchase Price" means the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase and the "Transaction Price" stated in column (E).
- (i) 相關招標文件的詳細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，請見『附件一 - 招標文件的摘錄』
For the detailed terms of payment including any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase of tender document concerned, please see "Annex 1 - Extract of Tender Document"
 - (ii) 相關招標文件的詳細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，請見『附件二 - 招標文件的摘錄』
For the detailed terms of payment including any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase of tender document concerned, please see "Annex 2 - Extract of Tender Document"
 - (iii) 相關招標文件的詳細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，請見『附件三 - 招標文件的摘錄』
For the detailed terms of payment including any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase of tender document concerned, please see "Annex 3 - Extract of Tender Document"
 - (ix) 相關招標文件的詳細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，請見『附件四 - 招標文件的摘錄』
For the detailed terms of payment including any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase of tender document concerned, please see "Annex 4 - Extract of Tender Document"
- (c) 支付條款(只適用於以招標方式購買的物業)
Terms of Payment (Only applicable for properties purchased by way of tender only)

有關支付條款之詳情，請參閱附件1.1、1.2、1.3及1.4。
Please refer to Annex 1.1, 1.2, 1.3 & 1.4 for details of the Terms of Payment

- (i)

30日付款計劃AT1
30 Days Payment Plan AT1
- (ii)

120日付款計劃BT1
120 Days Payment Plan BT1
- (iii)

210日付款計劃CT1
210 Days Payment Plan CT1
- (iv)

360日付款計劃DT1
360 Days Payment Plan DT1
- (v)

30日付款計劃AT2
30 Days Payment Plan AT2
- (vi)

120日付款計劃BT2
120 Days Payment Plan BT2
- (vii)

210日付款計劃CT2
210 Days Payment Plan CT2
- (viii)

360日付款計劃DT2
360 Days Payment Plan DT2
- (d)

就購買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

有關贈品、財務優惠或利益 之詳情，請參閱附件1.1、1.2、1.3及1.4。
Please refer to Annex 1.1, 1.2, 1.3 & 1.4 for details of the gift, or any financial advantage or benefit

- (i)

貸款優惠
Loan Benefit
買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：備用第一按揭貸款或備用第二按揭貸款
The Purchaser may apply for only one of the following loan offers from the Person so Engaged's designated financing company : Standby First Mortgage Loan or Standby Second Mortgage Loan

- (ii)

首3年保修優惠
First 3 Years Warranty Offer

- (iii)

送贈傢俱優惠
Free Furniture Benefit
可免費獲贈下列相關住宅物業之裝飾、傢俱和物件
Will be provided with the following decoration, furniture and chattels of the relevant residential property free of charge

- (a)

只適用於第1座66樓B室
Only Applicable to Flat B on 66th Floor in Block 1

Location 位置	Furniture and Chattels 傢俱和物件
Living Room客廳	Curtain 窗簾
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Bedroom 2 睡房 2	Curtain 窗簾
Bedroom 3 睡房 3	Curtain 窗簾

- (b)

只適用於第1座66樓C室
Only Applicable to Flat C on 66th Floor in Block 1

Location 位置	Furniture and Chattels 傢俱和物件
Living Room客廳	Curtain 窗簾
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Bedroom 2 睡房 2	Curtain 窗簾
Bedroom 3 睡房 3	Curtain 窗簾

- (c)

只適用於第2座77-79樓B室
Only Applicable to Flat B on 77th - 79th Floor in Block 2

Location 位置	Furniture and Chattels 傢俱和物件
Living Room客廳	Curtain 窗簾
	Pendant Light 吊燈
Dining Room飯廳	Curtain 窗簾
	Pendant Light 吊燈
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Master Bedroom 2 主人睡房 2	Curtain 窗簾
Master Bedroom 3 主人睡房 3	Curtain 窗簾
Bedroom 4 睡房4	Curtain 窗簾
Study Room 書房	Curtain 窗簾

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

更新日期及時間: 11:23 AM,18-12-2023
(日-月-年)

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

附件一 - 招標文件的摘錄
Annex 1 - Extract of Tender Document

附件 1.1 (適用於以招標方式出售而臨時買賣合約日期為 2023 年 2 月 7 日至 2023 年 6 月 27 日期間(包括首尾兩日)之交易項目)

Annex 1.1 (Applicable to Transaction made by way of Tender with date of PASP between 7 February 2023 and 27 June 2023 (both dates inclusive))

Appendix 1 of the Tender Notice

招標公告的附錄 1

Explanatory Notes to the gifts, financial advantage or benefits

贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses the relevant payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.
選擇相關付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益 (「發展商優惠」)。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。
3. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan
附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company..
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable.
第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.
第一按揭貸款年期最長為25年。
- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.
買方須以按月分期償還第一按揭貸款。
- (IX) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

- (X) The First Mortgage Loan shall be approved by the designated financing company independently.
第一按揭貸款申請須由指定財務機構獨立審批。
- (XI) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XII) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) The First Mortgage Loan is subject to other terms and conditions.
第一按揭貸款受其他條款及細則約束。
- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Appendix 1.1(b) Standby Second Mortgage Loan
附錄 1.1(b) 備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower.
第二按揭貸款的最高金額為樓價的30%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.
第二按揭貸款以本物業之法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
買方須以按月分期償還第二按揭貸款。
- (IX) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information

and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(X) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan. 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須先得到該銀行同意辦理第二按揭貸款。

(XI) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently. 第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。

(XII) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。

(XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan. 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

(XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

(XV) This Second Mortgage Loan is subject to other terms and conditions. 此第二按揭貸款受其他條款及細則約束。

(XVI) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.2 Free Furniture Benefit
附錄 1.2 送贈傢俱優惠

Location 位置	Furniture and Chattels 傢俱和物件
Living Room 客廳	Curtain 窗簾
	Pendant Light 吊燈
Dining Room 飯廳	Curtain 窗簾
	Pendant Light 吊燈
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Master Bedroom 2 主人睡房 2	Curtain 窗簾
Master Bedroom 3 主人睡房 3	Curtain 窗簾
Bedroom 4 睡房 4	Curtain 窗簾
Study Room 書房	Curtain 窗簾

Section 4 – Payment plan

第4節 – 支付辦法

The Tenderer must choose one of the following payment plans. (*†please tick one payment plan only*)
投標者須選擇下列其中一種付款計劃。(†請只剔一種付款計劃)

† ☐ **30 Days Payment Plan (AT1)**

30 日付款計劃 (AT1)

Terms of Payment

支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows –

本物業的樓價須由買方按以下方式支付予賣方 –

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- 95% of the Purchase Price (balance of Purchase Price) shall be paid within 30 days after the date of the Letter of Acceptance.
樓價 95% (樓價餘額) 於接納書的日期後 30 日內繳付。

List of the gifts, financial advantage or benefits

贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益 (「發展商優惠」)。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

1. Loan Benefit

貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下 其中一項 貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個

人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit

送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

† ☐ **120 Days Payment Plan (BT1)**
120 日付款計劃 (BT1)

Terms of Payment
支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 90% of the Purchase Price (balance of Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance.
樓價 90%（樓價餘額）於接納書的日期後 120 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業 (但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人

發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit **送贈傢俱優惠**

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

†□ 210 Days Payment Plan (CT1) **210 日付款計劃 (CT1)**

Terms of Payment 支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 180 日內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 210 days after the date of the Letter of Acceptance.
樓價 85%（樓價餘額）於接納書的日期後 210 日內繳付。

List of the gifts, financial advantage or benefits

贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit

貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，

以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱）有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit

送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

†□ 360 Days Payment Plan (DT1)

360 日付款計劃 (DT1)

Terms of Payment

支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).

臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。

- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 180 日內繳付。
- 5% of the Purchase Price shall be paid within 270 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 270 日內繳付。
- 80% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.
樓價 80%（樓價餘額）於接納書的日期後 360 日內繳付。

List of the gifts, financial advantage or benefits

贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit

貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan
備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit
送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

附件 1.2 (適用於以招標方式出售而臨時買賣合約日期為 2023 年 2 月 28 日至 2023 年 6 月 27 日期間(包括首尾兩日)之交易項目)

Annex 1.2 (Applicable to Transaction made by way of Tender with date of PASP between 28 February 2023 and 27 June 2023 (both dates inclusive))

Appendix 1 of the Tender Notice
招標公告的附錄 1

Explanatory Notes to the gifts, financial advantage or benefits
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses the relevant payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.
選擇相關付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益 (「發展商優惠」)。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。
3. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan
附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company..
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable.
第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.
第一按揭貸款年期最長為25年。
- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.
買方須以按月分期償還第一按揭貸款。
- (IX) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

- (X) The First Mortgage Loan shall be approved by the designated financing company independently.
第一按揭貸款申請須由指定財務機構獨立審批。
- (XI) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XII) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) The First Mortgage Loan is subject to other terms and conditions.
第一按揭貸款受其他條款及細則約束。
- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Appendix 1.1(b) Standby Second Mortgage Loan
附錄 1.1(b) 備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower.
第二按揭貸款的最高金額為樓價的30%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.
第二按揭貸款以本物業之法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
買方須以按月分期償還第二按揭貸款。
- (IX) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information

and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

- (X) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan. 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須先得到該銀行同意辦理第二按揭貸款。
- (XI) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently. 第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。
- (XII) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan. 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan. 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement. 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XV) This Second Mortgage Loan is subject to other terms and conditions. 此第二按揭貸款受其他條款及細則約束。
- (XVI) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan. 賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.2 Free Furniture Benefit
附錄 1.2 送贈傢俱優惠

Flat B on the 66th Floor of Block 1
第 1 座 66 樓 B 室

Location 位置	Furniture and Chattels 傢俱和物件
Living Room 客廳	Curtain 窗簾
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Bedroom 2 睡房 2	Curtain 窗簾
Bedroom 3 睡房 3	Curtain 窗簾

Flat C on the 66th Floor of Block 1
第 1 座 66 樓 C 室

Location 位置	Furniture and Chattels 傢俱和物件
Living Room 客廳	Curtain 窗簾
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Bedroom 2 睡房 2	Curtain 窗簾
Bedroom 3 睡房 3	Curtain 窗簾

Section 4 – Payment plan
第 4 節 – 支付辦法

The Tenderer must choose one of the following payment plans. (*†please tick one payment plan only*)
投標者須選擇下列其中一種付款計劃。(†請只剔一種付款計劃)

If the Tendered Property comprises more than one (1) property, the Tenderer must choose the same payment plan for all the Tendered Property.
如投標物業有多於一個物業，投標者須就全部投標物業選擇相同的付款計劃。

☐ **30 Days Payment Plan (AT1)**
30 日付款計劃 (AT1)

Terms of Payment
支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows –

本物業的樓價須由買方按以下方式支付予賣方 –

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5% 於投標書獲賣方接納當日（即接納書的日期）繳付。
- 95% of the Purchase Price (balance of Purchase Price) shall be paid within 30 days after the date of the Letter of Acceptance.
樓價 95%（樓價餘額）於接納書的日期後 30 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下 其中一項 貸款優惠：

(a) **Standby First Mortgage Loan**
備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) **Standby Second Mortgage Loan**

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit

送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the

Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

†□ **120 Days Payment Plan (BT1)**

120 日付款計劃 (BT1)

Terms of Payment

支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 90% of the Purchase Price (balance of Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance.
樓價 90%（樓價餘額）於接納書的日期後 120 日內繳付。

List of the gifts, financial advantage or benefits

贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益(「發展商優惠」)。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

1. Loan Benefit

貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱）有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit

送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

†□ 210 Days Payment Plan (CT1)

210 日付款計劃 (CT1)

Terms of Payment

支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。

- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 180 日內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 210 days after the date of the Letter of Acceptance.
樓價 85%（樓價餘額）於接納書的日期後 210 日內繳付。

List of the gifts, financial advantage or benefits

贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

1. Loan Benefit

貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下**其中一項**貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱）有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit

送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

†□ **360 Days Payment Plan (DT1)**
360 日付款計劃 (DT1)

Terms of Payment
支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 180 日內繳付。
- 5% of the Purchase Price shall be paid within 270 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 270 日內繳付。
- 80% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.
樓價 80%（樓價餘額）於接納書的日期後 360 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.

備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit **送贈傢俱優惠**

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

附件三 - 招標文件的摘錄
Annex 3 - Extract of Tender Document

附件 1.3 (適用於以招標方式出售而臨時買賣合約日期為 2023 年 7 月 4 日至 2023 年 12 月 4 日期間(包括首尾兩日)之交易項目)

Annex 1.3 (Applicable to Transaction made by way of Tender with date of PASP between 4 July 2023 and 4 December 2023 (both dates inclusive))

Appendix 1 of the Tender Notice

招標公告的附錄 1

Explanatory Notes to the gifts, financial advantage or benefits

贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses the relevant payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.
選擇相關付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益 (「發展商優惠」)。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。
3. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan
附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable.
第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.
第一按揭貸款年期最長為25年。
- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.
買方須以按月分期償還第一按揭貸款。
- (IX) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

- (X) The First Mortgage Loan shall be approved by the designated financing company independently.
第一按揭貸款申請須由指定財務機構獨立審批。
- (XI) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XII) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。
- (XIII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。
- (XIV) The First Mortgage Loan is subject to other terms and conditions.
第一按揭貸款受其他條款及細則約束。
- (XV) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Appendix 1.1(b) Standby Second Mortgage Loan
附錄 1.1(b) 備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower.
第二按揭貸款的最高金額為樓價的30%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%，或應繳付之樓價餘額，以較低者為準。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2.85% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The Second Mortgage Loan shall be secured by a legal mortgage over the Property.
第二按揭貸款以本物業之法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
買方須以按月分期償還第二按揭貸款。
- (IX) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated

financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(X) The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan. 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須先得到該銀行同意辦理第二按揭貸款。

(XI) The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently. 第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款須由有關承按機構獨立審批。

(XII) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan. 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。

(XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan. 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

(XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement. 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

(XV) This Second Mortgage Loan is subject to other terms and conditions. 此第二按揭貸款受其他條款及細則約束。

(XVI) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan. 賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.2 Free Furniture Benefit
附錄 1.2 送贈傢俱優惠

Location 位置	Furniture and Chattels 傢俱和物件
Living Room 客廳	Curtain 窗簾
	Pendant Light 吊燈
Dining Room 飯廳	Curtain 窗簾
	Pendant Light 吊燈
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Master Bedroom 2 主人睡房 2	Curtain 窗簾
Master Bedroom 3 主人睡房 3	Curtain 窗簾
Bedroom 4 睡房 4	Curtain 窗簾
Study Room 書房	Curtain 窗簾

Section 4 – Payment plan
第 4 節 – 支付辦法

The Tenderer must choose one of the following payment plans. (*†please tick one payment plan only*)
投標者須選擇下列其中一種付款計劃。(†請只剔一種付款計劃)

☐ **30 Days Payment Plan (AT1)**

30 日付款計劃 (AT1)

Terms of Payment
支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows –

本物業的樓價須由買方按以下方式支付予賣方 –

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- 95% of the Purchase Price (balance of Purchase Price) shall be paid within 30 days after the date of the Letter of Acceptance.
樓價 95% (樓價餘額) 於接納書的日期後 30 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益 (「發展商優惠」)。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

1. Loan Benefit
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下 其中一項 貸款優惠：

(a) **Standby First Mortgage Loan**
備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為

個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details. 備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan
備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱）有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit
送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

†□ **120 Days Payment Plan (BT1)**
120 日付款計劃 (BT1)

Terms of Payment
支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 90% of the Purchase Price (balance of Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance.
樓價 90%（樓價餘額）於接納書的日期後 120 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

1. Loan Benefit
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged's designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details. 備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業 (但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此

聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit **送贈傢俱優惠**

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

†□ 210 Days Payment Plan (CT1) **210 日付款計劃 (CT1)**

Terms of Payment 支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 180 日內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 210 days after the date of the Letter of Acceptance.
樓價 85%（樓價餘額）於接納書的日期後 210 日內繳付。

List of the gifts, financial advantage or benefits

贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit

貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan

備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details. 備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan

備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭

銀行提供)及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer

首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業 (但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit

送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

☐ **360 Days Payment Plan (DT1)**

360 日付款計劃 (DT1)

Terms of Payment

支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 180 日內繳付。
- 5% of the Purchase Price shall be paid within 270 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 270 日內繳付。
- 80% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.
樓價 80%（樓價餘額）於接納書的日期後 360 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:
買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan
備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details. 備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan
備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業 (但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit
送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

附件四 - 招標文件的摘錄
Annex 4 - Extract of Tender Document

附件 1.4 (適用於以招標方式出售而臨時買賣合約日期為 2023 年 12 月 5 日至 2024 年 6 月 25 日期間(包括首尾兩日)之交易項目)

Annex 1.4 (Applicable to Transaction made by way of Tender with date of PASP between 5 December 2023 and 25 June 2024 (both dates inclusive))

Appendix 1 of the Tender Notice
招標公告的附錄 1

Explanatory Notes to the gifts, financial advantage or benefits
贈品、財務優惠或利益的註釋

1. **This Appendix aims to set out the key terms and conditions of the gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form. For the avoidance of doubt, it does not mean that the Purchaser shall be entitled all the gifts, financial advantage or benefits as mentioned in this Appendix. The relevant gifts, financial advantage or benefits as mentioned in Section 4 of the First Schedule to the Offer Form shall be applicable subject to the terms and conditions governing such gifts, financial advantage or benefits.**
本附錄旨在列出要約表格附表 1 的第 4 節內所述的贈品、財務優惠或利益的主要條款及條件。為免疑問，這並不表示買方可以享有本附錄所述的全部贈品、財務優惠或利益。要約表格附表 1 的第 4 節所述的相關的贈品、財務優惠或利益在符合規限該些贈品、財務優惠或利益的條款及條件下適用。
2. All capitalised items in this Explanatory Notes to the gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
除非另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的註釋的用語。

Appendix 1.1(a) Standby First Mortgage Loan
附錄 1.1(a) 備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows: 如此聘用的人的指定財務機構（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company..
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The maximum amount of the First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable.
第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (V) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
第一按揭貸款以本物業之第一法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of First Mortgage Loan shall be 25 years.

第一按揭貸款年期最長為25年。

- (VIII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.
買方須以按月分期償還第一按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查，但無須進行壓力測試。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) The First Mortgage Loan application shall be approved by the designated financing company independently.
第一按揭貸款申請須由指定財務機構獨立審批。
- (XIII) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (XIV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the

First Mortgage Loan, the approved loan amount, interest rate and the other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

(XVI) The First Mortgage Loan is subject to other terms and conditions.

第一按揭貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the First Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及／或不批核及／或任何第一按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Appendix 1.1(b) Standby Second Mortgage Loan
附錄 1.1(b) 備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Person so Engaged’s designated financing company (“designated financing company”) are as follows:

如此聘用的人的指定財務機構（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

- (II) The maximum amount of the Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the Purchase Price (“the upper limit of the total loan amount”), or the balance of the Purchase Price payable, whichever is lower.
第二按揭貸款的最高金額為樓價的30%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過樓價的70%（『總貸款金額上限』），或應繳付之樓價餘額，以較低者為準。

Note: If the Purchaser's application for upfront stamp duty relief has been accepted by Inland Revenue Department, the designated financing company shall reduce accordingly the upper limit of the total loan amount.

注意：如買方的即時印花稅寬免措施的申請獲稅務局接納，指定財務機構會相應調低總貸款金額上限。

- (III) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率（『港元最優惠利率』）減2% p.a.，其後之按揭利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (IV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**

指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

- (V) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.
第二按揭貸款以本物業之第二法定按揭作抵押。
- (VI) The Property shall only be self-occupied by the Purchaser.
本物業只可供買方自住。
- (VII) The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年
期，以較短者為準。
- (VIII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
買方須以按月分期償還第二按揭貸款。
- (IX) No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財
務機構。每次部分償還必須不少於港幣\$100,000。
- (X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定
財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行
紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估，但無須
進行壓力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引(如適用)
進行壓力測試。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及
文件，否則貸款申請將不會獲處理。
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of
the total amount of monthly income.
- (XII) The first mortgagee bank shall be nominated and referred by the designated financing
company and the Purchaser shall obtain consent from the first mortgagee bank to

apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval (including without limitation conducting stress test and assessing repayment ability).

第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮(包括但不限於進行壓力測試及評估還款能力)。

- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.

第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。

- (XIV) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。

- (XV) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

- (XVI) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan, the approved loan amount, interest rate and other terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額、利率及其他條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成本物業的交易及繳付本物業的樓價全數。

- (XVII) This Second Mortgage Loan is subject to other terms and conditions.

此第二按揭貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor or the Person so Engaged as to the arrangement and the approval of the Second Mortgage Loan. The Vendor and the Person so Engaged are not, and will not be,

involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

賣方或如此聘用的人無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。賣方及如此聘用的人並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及／或不批核及／或任何第二按揭貸款相關事宜而向賣方及／或如此聘用的人提出任何申索。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Appendix 1.2
附錄 1.2

Free Furniture Benefit
送贈傢俱優惠

Location 位置	Furniture and Chattels 傢俱和物件
Living Room 客廳	Curtain 窗簾
	Pendant Light 吊燈
Dining Room 飯廳	Curtain 窗簾
	Pendant Light 吊燈
Master Bedroom 1 主人睡房 1	Curtain 窗簾
Master Bedroom 2 主人睡房 2	Curtain 窗簾
Master Bedroom 3 主人睡房 3	Curtain 窗簾
Bedroom 4 睡房 4	Curtain 窗簾
Study Room 書房	Curtain 窗簾

Section 4 – Payment plan
第 4 節 – 支付辦法

The Tenderer must choose one of the following payment plans. (*†please tick one payment plan only*)
投標者須選擇下列其中一種付款計劃。(†請只剔一種付款計劃)

☐ **30 Days Payment Plan (AT2)**
30 日付款計劃 (AT2)

Terms of Payment
支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows –

本物業的樓價須由買方按以下方式支付予賣方 –

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5% 於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- 95% of the Purchase Price (balance of Purchase Price) shall be paid within 30 days after the date of the Letter of Acceptance.
樓價 95% (樓價餘額) 於接納書的日期後 30 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益 (「發展商優惠」)。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

1. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 2) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業 (但不包括本物業的花園(如有)內的園景及植物及第 2 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此

聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

2. Free Furniture Benefit **送贈傢俱優惠**

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 1 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 1 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

† ☐ **120 Days Payment Plan (BT2)****120 日付款計劃 (BT2)**Terms of Payment支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5% 於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5% 於接納書的日期後 60 日內繳付。
- 90% of the Purchase Price (balance of Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance.
樓價 90%（樓價餘額）於接納書的日期後 120 日內繳付。

List of the gifts, financial advantage or benefits贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan**備用第一按揭貸款**

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為

個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details. 備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan
備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱）有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit
送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

† ☐ **210 Days Payment Plan (CT2)**
210 日付款計劃 (CT2)

Terms of Payment
支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5%於接納書的日期後 180 日內繳付。
- 85% of the Purchase Price (balance of Purchase Price) shall be paid within 210 days after the date of the Letter of Acceptance.
樓價 85%（樓價餘額）於接納書的日期後 210 日內繳付。

List of the gifts, financial advantage or benefits
贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) **Standby First Mortgage Loan**
備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being

individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details. 備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan
備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業（但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱）有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit
送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the "Furniture") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged

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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

† ☐ **360 Days Payment Plan (DT2)****360 日付款計劃 (DT2)**Terms of Payment支付條款

The Purchase Price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows—

本物業的樓價須由買方按以下方式支付予賣方—

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5% 於投標書獲賣方接納當日（即接納書的日期）繳付。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5% 於接納書的日期後 60 日內繳付。
- 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance.
樓價 5% 於接納書的日期後 180 日內繳付。
- 5% of the Purchase Price shall be paid within 270 days after the date of Letter of Acceptance.
樓價 5% 於接納書的日期後 270 日內繳付。
- 80% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.
樓價 80%（樓價餘額）於接納書的日期後 360 日內繳付。

List of the gifts, financial advantage or benefits贈品、財務優惠或利益的列表

The following gift, financial advantage or benefit (“the Developer’s Offers”) are offered or arranged by the Person so Engaged to the Purchaser who chooses this payment plan. The Vendor is not related to the Developer’s Offers and shall not be responsible for any claims in respect of the Developer’s Offers. All claims and disputes in respect of the Developer’s Offers shall be directed to the Person so Engaged or the relevant provider(s) (as the case may be) as prescribed below.

選擇本付款計劃之買方可享以下由如此聘用的人提供或安排的贈品、財務優惠或利益（「發展商優惠」）。賣方與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者（視情況而定）。

1. Loan Benefit**貸款優惠**

The Purchaser may apply for ONLY ONE of the following loan benefits from the Person so Engaged’s designated financing company:

買方可向如此聘用的人的指定財務機構申請以下其中一項貸款優惠：

(a) Standby First Mortgage Loan
備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of the Standby First Mortgage Loan shall be 70% of the Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Appendix 1.1(a) of the Tender Notice for details.
備用第一按揭貸款的最高金額為樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱招標公告附錄1.1(a)。

(b) Standby Second Mortgage Loan
備用第二按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

The maximum amount of Standby Second Mortgage Loan shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Appendix 1.1(b) of the Tender Notice for details.

備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過樓價的 70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱招標公告附錄 1.1(b)。

2. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Person so Engaged shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding the landscape area and plants in the garden (if any) of the Property and the Furniture as set out in paragraph 3) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

在不影響買方於正式合約下之權利的前提下，凡本物業 (但不包括本物業的花園(如有)內的園景及植物及第 3 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於本物業的成交日起計 3 年內向如此聘用的人發出書面通知，如此聘用的人須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

3. Free Furniture Benefit
送贈傢俱優惠

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1.2 of the Tender Notice (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or the Person so Engaged or any person on behalf of the Vendor or the Person so Engaged 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. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 2 does not apply to the Furniture. This benefit is subject to other terms and conditions.

買方可免費獲贈招標公告附錄 1.2 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或如此聘用的人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，及其是否或會否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。為免疑問，第 2 段所述的首 3 年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。