

## 價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	yoo Residence	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	銅鑼灣道33號 No. 33 Tung Lo Wan Road		
發展項目（或期數）中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			144

印製日期 Date of Printing	價單編號 Number of Price List
12/7/2013	1

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use “ ✓ ” to indicate changes to prices of residential properties
		價錢 Price
15/6/2016	1V	✓

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

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5	A (Duplex 複式)	41.135 (443) 露台 balcony : 0 (0); 工作平台 utility platform : 2.000 (22)	15,682,200	381,237 (35,400)	--	--	--	0.950 (10)	--	--	--	--	--	--
5	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	15,360,800	318,174 (29,540)	--	1.863 (20)	--	--	--	--	--	--	--	--
5	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	16,024,470	320,118 (29,730)	--	2.113 (23)	--	--	--	--	--	--	--	--
6	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,973,150	292,000 (27,150)	--	1.050 (11)	--	--	--	--	--	--	--	--
6	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,462,790	300,482 (27,890)	--	1.000 (11)	--	--	--	--	--	--	--	--
7	A (Duplex 複式)	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	16,026,560	371,544 (34,540)	--	--	--	--	--	--	--	--	--	--
7	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,040,570	299,089 (27,810)	--	1.050 (11)	--	--	--	--	--	--	--	--
7	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	15,615,600	323,452 (30,030)	--	1.863 (20)	--	--	--	--	--	--	--	--
7	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	16,288,580	325,394 (30,220)	--	2.113 (23)	--	--	--	--	--	--	--	--
7	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,581,980	303,606 (28,180)	--	1.000 (11)	--	--	--	--	--	--	--	--
7	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,163,650	308,111 (28,630)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	15,740,400	326,037 (30,270)	--	1.863 (20)	--	--	--	--	--	--	--	--
8	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	16,417,940	327,978 (30,460)	--	2.113 (23)	--	--	--	--	--	--	--	--
8	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,697,060	306,623 (28,460)	--	1.000 (11)	--	--	--	--	--	--	--	--
9	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,272,460	321,707 (29,860)	--	1.000 (11)	--	--	--	--	--	--	--	--
9	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,774,250	326,621 (30,350)	--	--	--	--	--	--	--	--	--	--
10	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,806,640	312,327 (29,040)	--	1.050 (11)	--	--	--	--	--	--	--	--
10	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,395,760	324,939 (30,160)	--	1.000 (11)	--	--	--	--	--	--	--	--
10	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,884,300	329,957 (30,660)	--	--	--	--	--	--	--	--	--	--
11	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,925,880	323,072 (30,040)	--	1.050 (11)	--	--	--	--	--	--	--	--
11	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,519,060	328,171 (30,460)	--	1.000 (11)	--	--	--	--	--	--	--	--
11	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,994,350	333,293 (30,970)	--	--	--	--	--	--	--	--	--	--
12	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,088,880	319,210 (29,680)	--	1.050 (11)	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
12	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,642,360	331,403 (30,760)	--	1.000 (11)	--	--	--	--	--	--	--	--
12	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,104,400	336,630 (31,280)	--	--	--	--	--	--	--	--	--	--
21	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	17,524,000	362,981 (33,700)	--	1.863 (20)	--	--	--	--	--	--	--	--
21	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,261,320	364,803 (33,880)	--	2.113 (23)	--	--	--	--	--	--	--	--
22	A (Duplex 複式)	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	18,119,200	420,058 (39,050)	--	--	--	--	--	--	--	--	--	--
23	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	14,138,460	344,807 (32,060)	--	1.050 (11)	--	--	--	--	--	--	--	--
23	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	17,810,000	368,905 (34,250)	--	1.863 (20)	--	--	--	--	--	--	--	--
23	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	12,747,780	393,499 (36,527)	--	1.121 (12)	--	--	--	--	--	--	--	--
23	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,557,770	370,725 (34,430)	--	2.113 (23)	--	--	--	--	--	--	--	--
23	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,834,260	362,647 (33,660)	--	1.000 (11)	--	--	--	--	--	--	--	--
23	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,144,550	368,162 (34,210)	--	--	--	--	--	--	--	--	--	--
25	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	17,950,400	371,813 (34,520)	--	1.863 (20)	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any)) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
25	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,703,300	373,633 (34,700)	--	2.113 (23)	--	--	--	--	--	--	--	--
26	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,096,000	374,829 (34,800)	--	1.863 (20)	--	--	--	--	--	--	--	--
26	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	12,950,410	399,753 (37,107)	--	1.121 (12)	--	--	--	--	--	--	--	--
26	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,854,220	376,647 (34,980)	--	2.113 (23)	--	--	--	--	--	--	--	--
28	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,387,200	380,861 (35,360)	--	1.863 (20)	--	--	--	--	--	--	--	--
28	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	13,163,170	406,321 (37,717)	--	1.121 (12)	--	--	--	--	--	--	--	--
28	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	19,166,840	382,893 (35,560)	--	2.113 (23)	--	--	--	--	--	--	--	--
28	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	15,798,840	414,146 (38,440)	--	1.000 (11)	--	--	--	--	--	--	--	--
29	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,538,000	383,984 (35,650)	--	1.863 (20)	--	--	--	--	--	--	--	--
29	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	13,269,550	409,605 (38,022)	--	1.121 (12)	--	--	--	--	--	--	--	--
29	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	19,323,150	386,015 (35,850)	--	2.113 (23)	--	--	--	--	--	--	--	--
29	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	16,579,740	434,616 (40,340)	--	1.000 (11)	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
30	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	18,178,020	443,323 (41,220)	--	1.050 (11)	--	--	--	--	--	--	--	--
30	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	17,894,940	469,092 (43,540)	--	1.000 (11)	--	--	--	--	--	--	--	--
30	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	15,680,350	475,349 (44,170)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。  
Prospective Purchasers are advised to refer to the sales brochure for the Development for information on the Development.

(2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

如某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。  
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 支付條款 Terms of payment  
於簽署臨時買賣合約時，買方須繳付相等於樓價5%作為臨時訂金，請帶備港幣\$400,000.00銀行本票以支付部份臨時訂金，抬頭請寫「張葉司徒陳律師事務所」。請另備支票之以補足臨時訂金之餘額。  
Purchasers shall pay the Preliminary Deposit equivalent to 5% of purchase price upon signing of the Preliminary Agreement for Sale and Purchase. A cashier order of HK\$400,000.00 being part of the Preliminary Deposit shall be made payable to "VINCENT T.K. CHEUNG, YAP & CO.". Please prepare a cheque to pay for the balance of the Preliminary Deposit.  
所有支付條款樓價之換算皆向下捨入計至個位數。  
All purchase prices in various terms of payment shall be rounded down to the nearest dollar.

(A) JUST FOR yoo 付款計劃 (照售價減9%)

(A) JUST FOR yoo Payment Plan (9% discount from Price)

(1) 樓價5%(「臨時訂金」)於買方簽署臨時買賣合約時繳付，並於簽署後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of purchase price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale & Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

(2) 加付訂金即樓價5%於買方簽署臨時買賣合約後30天內繳付。

A further deposit equivalent to 5% of purchase price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

(3) 樓價90%即樓價餘款於買方簽署臨時買賣合約後60天內繳付。

90% of purchase price being balance of purchase price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

\* 所有樓價(除部份首期訂金可由支票支付外)須以抬頭人為賣方代表律師「張葉司徒陳律師事務所」之銀行本票支付。

All payments shall be paid by way of cashier orders, other than cheque portion of the initial deposit, drawn in favour of the Vendor's solicitors, "VINCENT T.K. CHEUNG, YAP & CO.".

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

(A) 請參閱 (4)(i)  
Please refer to (4)(i)

(B) 印花稅津貼優惠  
Subsidy of Stamp Duty Benefit

在本價單之生效日起簽署臨時買賣合約購買任何指明住宅物業，買方可獲賣方提供之印花稅津貼優惠，該印花稅津貼優惠之金額為售價扣除任何付款計劃之折扣後之金額之22.5%。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, the Purchaser shall be entitled to Subsidy of Stamp Duty Benefit offered by the Vendor equivalent to 22.5% of the price after the deduction of discount from payment plan.

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得任何贈品、財務優惠或利益  
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(A) 印花稅過渡性貸款  
Stamp Duty Transitional Loan

(a) 在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款(「印花稅過渡性貸款」)。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Stamp Duty Transitional Loan (the "Stamp Duty Transitional Loan") from the designated financing company.

(b) 買方須於簽署臨時買賣合約當天內申請印花稅過渡性貸款。

The Purchaser(s) shall make the application for the Stamp Duty Transitional Loan on the date of signing of the Preliminary Agreement for Sale and Purchase.

(c) 印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅(如有)的100%。

The maximum Stamp Duty Transitional Loan amount shall be 100% of the ad valorem stamp duty and buyer's stamp duty (if any) chargeable on the Agreement for Sale & Purchase.

(d) 印花稅過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。

The maturity date of the Stamp Duty Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the Agreement for Sale & Purchase.

(e) 利率以10% p.a.計算。如買方在到期日或之前準時還清印花稅過渡性貸款，將獲豁免貸款利息/由賣方支付。

Interest rate shall be 10% p.a.. If the Purchaser(s) shall duly repay the Stamp Duty Transitional Loan on or before the maturity date, interest on the Stamp Duty Transitional Loan will be waived/ paid by the Vendor.

(f) 所有印花稅過渡性貸款的法律文件須由賣方代表律師準備，並於指定財務機構/賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就印花稅過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。

All legal documents of the Stamp Duty Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the designated financing company/ the Vendor's solicitors. The Purchaser(s) will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser(s) shall instruct his/her/its own solicitors to act for him/her/it for the Stamp Duty Transitional Loan, the Purchaser(s) shall bear his/her/its own solicitors'relevant costs and disbursements.

- (e) 買方敬請向指定財務機構查詢有關貸款詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成該項目中的指明住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser(s) is/are advised to enquire with the designated financing company about the details of the Stamp Duty Transitional Loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Stamp Duty Transitional Loan is granted or not, the Purchaser shall complete the purchase of the specified residential property in the Development and shall pay the full purchase price of the specified residential property in the Development in accordance with the Agreement for Sale & Purchase.
- (h) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (i) 賣方均無給予或視之為已給予任何就印花稅過渡性貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Stamp Duty Transitional Loan.

(B) 置業易一按優惠  
Easy Mortgage Benefit

- (a) 買方必須於付清樓價餘額之日前最少60日以書面向賣方之一即堡捷國際有限公司(「指定放債人」)申請第一按揭貸款(「第一按揭貸款」)。  
The Purchaser shall make a written application to Fortress Jet International Limited ("Designated Lender"), which is one of the Vendor, for a first mortgage loan ("First Mortgage Loan") not less than 60 days before the date of settlement of the balance of the purchase price.
- (b) 如買方申請了上述第4(iii)(A)段所述之印花稅過渡性貸款，買方必須在買賣合約內訂明的付清樓價餘額的日期或之前準時還清該印花稅過渡性貸款之全數金額才可以獲指定放債人發放該第一按揭貸款之全數金額。  
If the Purchaser has/have applied for the Stamp Duty Transitional Loan mentioned in 4(iii)(A), The Purchaser must have duly repaid the full amount of the Stamp Duty Transitional Loan on or before the maturity date which is the date of settlement of the balance of the purchase price in accordance with the Agreement for Sale & Purchase in order to receive the First Mortgage Loan from the Designated Lender.
- (c) 第一按揭貸款最高金額為樓價或有關住宅物業的估價(以較低者為準)的80%。  
The maximum First Mortgage Loan amount shall be 80% of the purchase price or the valuation of the relevant residential property, whichever is the lower.
- (d) 第一按揭貸款首三年之按揭年利率為指定放債人選用最優惠利率(P)減2.5%(P-2.5%)，其後的年利率則為指定放債人選用最優惠利率(P)加2.5%(P+2.5%)計算，P為「香港上海滙豐銀行有限公司不時公布之港元最優惠利率」，利率浮動。最終按揭利率以指定放債人審批結果為準。  
The interest rate for the first 3 years of the First Mortgage Loan shall be Prime Rate (P) quoted by the Designated Lender minus 2.5% (P-2.5%). The interest rate for the rest of the term of the First Mortgage Loan shall be Prime Rate (P) quoted by the Designated Lender plus 2.5% (P+2.5%). P is a floating rate. The Prime Rate (P) is the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation. The final interest rate will be subject to approval by the Designated Lender.
- (e) 如買方成功申請此第一按揭，買方如在提款日後12個月內付清第一按揭貸款，可獲贈由賣方或指定放債人提供相等於該按揭貸款之全數金額之6%之回贈。買方如在提款日後第13個月至第24個月內付清第一按揭貸款，可獲贈由賣方或指定放債人提供相等於該按揭貸款之全數金額之4%之回贈。  
買方如在提款日後第25個月至第36個月內付清第一按揭貸款，可獲贈由賣方或指定放債人提供相等於該按揭貸款之全數金額之2%之回贈。買方如在提款日後第37個月內及以後付清第一按揭貸款，將不會獲贈由賣方或指定放債人任何回贈。回贈(如送出)將從第一按揭貸款尾數中抵銷。  
If the Purchaser has successfully applied for the First Mortgage Loan, the Purchaser will be entitled to a rebate which equals to 6% of the entire amount of the First Mortgage Loan provided that full repayment of the First Mortgage Loan has been made within 12 months from the date of drawdown by the Purchaser to the Designated Lender. The Purchaser will be entitled to a rebate which equals to 4% of the entire amount of the First Mortgage Loan provided that full repayment of the First Mortgage Loan has been made between the 13th and 24th month from the date of drawdown by the Purchaser to the Designated Lender. The Purchaser will be entitled to a rebate which equals to 2% of the entire amount of the First Mortgage Loan provided that full repayment of the First Mortgage Loan has been made between the 25th and 36th month from the date of drawdown by the Purchaser to the Designated Lender. The Purchaser will not be entitled to any rebate if full repayment of the First Mortgage Loan is made on the 37th month and beyond from the date of drawdown by the Purchaser to the Designated Lender. The rebate (if offered) will be offset from the balance of the First Mortgage Loan.
- (f) 按揭貸款之最長年期為25年。  
The maximum tenor of mortgage loan shall be 25 years.
- (g) 買方及其擔保人(如有)須提供足夠文件，包括但不限於在指定放債人要求下提供信貸報告、收入證明及/或銀行紀錄以支持買方之申請。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents, including without limitation the provision of credit report, income proof and/or banking record upon request of the Designated Lender in support of the application of the Purchaser.
- (h) 買方毋須提供收入證明，但須提供指定放債人所需的其他文件。  
The Purchaser is not required to provide income proof, but is required to provide other necessary documents as requested by the Designated Lender.
- (i) 所有第一按揭貸款及其相關擔保之法律文件必須由指定放債人指定律師行辦理，買方及其擔保人(如有)須支付所有第一按揭貸款及其擔保相關之律師費及雜費。  
All legal documents of the First Mortgage Loan and its related guarantee shall be handled by the solicitors designated by the Designated Lender and all legal costs and disbursement relating thereto shall be borne by the Purchaser and his/her/its guarantor (if any).
- (j) 買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予指定放債人一個月書面通知。  
The Purchaser may at any time repay the outstanding loan in full by giving the Designated Lender one month's prior notice in writing without levy of early repayment handling charges.
- (k) 如買方為有限公司或法人團體，必須至少由一名該有限公司之股東或董事作擔保人才可申請此第一按揭貸款。  
If the Purchaser is a company or corporation, at least one of the director(s) and/or shareholder(s) of the Purchaser must enter into a guarantee in favour of the Designated Lender in order to apply for this First Mortgage Loan.
- (l) 按揭貸款批出與否及其條款，指定放債人有最終決定權，其決定與賣方無關，賣方亦無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。  
The approval or disapproval of the First Mortgage Loan and terms thereof are subject to the final decision of the Designated Lender. The decision is not related to the Vendor and the Vendor shall not be responsible therefor. Regardless the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the Agreement for Sale & Purchase and pay the balance of the purchase price.
- (m) 如買方為個人，買方需於申請時就申請第一按揭貸款向指定放債人繳交港幣\$5,000不可退還的手續費；如買方為有限公司，買方需於申請時就申請第一按揭貸款向指定放債人繳交港幣\$25,000不可退還的手續費。  
Upon the application of the First Mortgage Loan, if the Purchaser is an individual, a non-refundable handling fee of HK\$ 5,000 shall be payable by the Purchaser to the Designated Lender; if the Purchaser is a company or corporation, a non-refundable handling fee of HK\$ 25,000 shall be payable by the Purchaser to the Designated Lender.
- (n) 買方必須提供指定放債人所要求之現時之香港住址證明文件，才可申請此第一按揭貸款。  
The Purchaser is required to provide the current residential address proof documents required by the Designated Lender in order to apply for this First Mortgage Loan
- (o) 此第一按揭貸款受其他條款及細則約束。  
This First Mortgage Loan is subject to other terms and conditions.
- (p) 賣方均無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.

註：上述第4(iii)(A)及4(iii)(B)段所述之優惠之安排詳情將由賣方全權及絕對酌情決定。  
Note: The arrangements details of the benefits set out in 4(iii)(A) and 4(iii)(B) will be determined by the Vendor at its sole and absolute discretion.



- (4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅  
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development  
如買方選用賣方指定之代表律師作為買方之代表律師同時處理其正式買賣合約、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓契兩項法律文件之律師費用。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the formal agreement for sale and purchase and the assignment.  
如買方選擇另聘代表律師作為買方之代表律師處理其正式合約、按揭及樓契等法律文件，買賣雙方須各自負責有關正式買賣合約及其他樓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the formal agreement for sale and purchase and the assignment.

買方需支付一概有關臨時合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。  
All stamp duty, registration fee and other disbursements on the preliminary agreement for sale & purchase, the agreement for sale & purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchasers.

- (4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用  
Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.  
有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本收費、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買方負責。  
The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the agreement for sale & purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：  
1.美聯物業代理有限公司 2.中原地產代理有限公司 3.利嘉閣地產有限公司 4.香港置業(代理)有限公司 5.世紀21測量行有限公司及旗下特許經營商 6.置業18物業代理有限公司 7.專業地產 8.第一太平戴維斯住宅有限公司 9.第一太平戴維斯(香港)有限公司 10.領域房地產顧問 11.高力國際物業代理有限公司 12.香港蘇富比國際物業顧問 13.萊坊(香港)有限公司 14.仲量聯行 15.興業房產顧問有限公司 16.安世地產 17.新置業地產有限公司 18.新意城地產有限公司 19.利卓置業有限公司 20.高鼎物業有限公司 21.陳鋒地產 22.栢景地產代理公司 23.天生地產有限公司 24.港地物業代理有限公司 25.維多利物業代理公司 26.天福地產 27.飛騰物業代理有限公司 28.澎達物業顧問行有限公司 29.僑樂物業服務(中國)有限公司 30.金匯地產有限公司 31.香港(新界)地產商會及其會員 32.溥頓亞洲物業代理有限公司 33.泛太置業有限公司 34.瑞麦地产 35.壹置業代理有限公司 36.連線房地產顧問有限公司 37.領高地產代理有限公司 38.卓越物業有限公司 39.高緯環球 40.云房網絡(香港)代理有限公司 41.1691Home.com  
請注意: 任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:  
1.Midland Realty (International) Limited 2.Centaline Property Agency Limited 3.Ricacorp Properties Limited 4.Hong Kong Property Services (Agency) Limited 5.Century 21 Surveyors Limited 6.18 Property Agency Limited 7.Professional Properties Co. 8.Savills Realty Limited 9.Savills (Hong Kong) Limited 10.Landscape Christie's International Real Estate 11.Colliers International Agency Limited 12.Hong Kong Sotheby's International Realty 13.Knight Frank Hong Kong Limited 14.Jones Lang LaSalle 15.Hing Yip Realty Advisory Limited 16.Anzac Realty 17.New Homes Property Limited 18.Landworld Property Agency Limited 19.Richwell Property Co., Ltd. 20.Golden Choice Realty Ltd.21.Chan Fung Properties Co. 22.Park View Property Agents Co. 23.Talent-Sign Properties Ltd. 24.Konde Property Agency Limited 25.Victory Properties Agency Co. 26.Blessing Realty 27.Fayton Property Agency Company Ltd. 28.Prime Property Consultants Limited 29.Kiu Lok Property Services (China) Ltd. 30.Gamway Property Agency Limited 31.Hong Kong (New Territories) Realty Association and Chartered Members 32.Preston Asia Realty Limited 33. Grand Pacific Realty Limited 34. RE/MAX 35. Land One Property Agency Ltd. 36. o2o Property Consultant Ltd. 37. Leading Properties Agency Limited 38.Brilliant Properties Agency Ltd. 39. Cushman & Wakefield 40. QFang Network (Hong Kong) Agency Limited 41.1691Home.com  
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網站的網址為: [www.yooresidence.com.hk](http://www.yooresidence.com.hk)。  
The address of the website designated by the Vendor for the Development is: [www.yooresidence.com.hk](http://www.yooresidence.com.hk).