

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	雋瓏 Paxton	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	太子道西313號 313 Prince Edward Road West		
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)			49

印製日期 Date of Printing	價單編號 Number of Price List
12 June 2015	2

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
無 NIL	無 NIL	無 NIL
03-Nov-15	2A	無 NIL
14-Mar-16	2B	無 NIL
15-Mar-16	2C	無 NIL
07-Jun-16	2D	無 NIL
24-Jun-16	2E	無 NIL

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

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) 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. meter (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay Window	閣樓 Clock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrance	庭院 Yard
	17	C	154.233 (1,660) 露台 Balcony: 4.311 (46) 工作平台 Utility Platform: 1.495 (16)	53,032,000	343,843 (31,947)	-	6.063 (65)	-	-	-	-	-	-	-	-
	16	B	87.621 (943) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	30,068,000	343,160 (31,885)	-	2.713 (29)	-	-	-	-	-	-	-	-
	16	C	154.233 (1,660) 露台 Balcony: 4.311 (46) 工作平台 Utility Platform: 1.495 (16)	52,249,000	338,767 (31,475)	-	6.063 (65)	-	-	-	-	-	-	-	-
	8	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	52,720,000	313,085 (29,079)	-	6.43 (69)	-	-	-	-	-	-	-	-
	8	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	47,790,000	309,136 (28,720)	-	6.063 (65)	-	-	-	-	-	-	-	-
	3	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	51,666,000	306,825 (28,498)	-	6.43 (69)	-	-	-	-	-	-	-	-
	3	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	26,953,000	310,150 (28,827)	-	2.713 (29)	-	-	-	-	-	-	-	-
	3	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	46,836,000	302,965 (28,147)	-	6.063 (65)	-	-	-	-	-	-	-	-
	2	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	25,912,000	298,172 (27,713)	-	2.713 (29)	-	-	-	-	-	-	-	-

### 第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第52(1)條 / Section 52(1)

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

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

#### 第53(2)條 / Section 53(2)

如某人於某日訂立臨時買賣合約，並於該日期後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

The terms of payment

註：「售價」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至千位數作為樓價。買方須於一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

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

買方於簽署臨時買賣合約時須支付相等於樓價的5%之金額作為臨時訂金。其中港幣\$1,000,000之部份臨時訂金須以銀行本票支付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「Mayer Brown JSM」或「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the purchaser should pay a preliminary deposit equivalent to 5% of the purchase price. Part of the preliminary deposit in the sum of HK\$1,000,000 must be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown JSM" or "孖士打律師行".

**(a) 90天付款計劃 (可獲3%的售價折扣優惠) 90-day Payment Plan (3% discount on price)**

1. 臨時訂金即樓價5%於簽署臨時買賣合約時支付。買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the purchaser within 5 working days after the date of the signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後14日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價5%於簽署臨時買賣合約的日期後60日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
5. 樓價餘額即樓價80%於簽署臨時買賣合約的日期後90日內支付。  
Balance of the purchase price equivalent to 80% of the purchase price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

**(b) 120天付款計劃 (可獲2%的售價折扣優惠) 120-day Payment Plan (2% discount on price)**

1. 臨時訂金即樓價5%於簽署臨時買賣合約時支付。買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the purchaser within 5 working days after the date of the signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後14日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價5%於簽署臨時買賣合約的日期後60日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價5%於簽署臨時買賣合約的日期後90日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.
5. 樓價餘額即樓價80%於簽署臨時買賣合約的日期後120日內支付。  
Balance of the purchase price equivalent to 80% of the purchase price shall be paid within 120 days after the date of the signing of the preliminary agreement for sale and purchase.

**(c) 365天付款計劃 (可獲1%的售價折扣優惠) 365-day Payment Plan (1% discount on price)**

1. 臨時訂金即樓價5%於簽署臨時買賣合約時支付。買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the purchaser within 5 working days after the date of the signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後14日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價2%於簽署臨時買賣合約的日期後30日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價2%於簽署臨時買賣合約的日期後60日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
5. 加付訂金即樓價2%於簽署臨時買賣合約的日期後90日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.
6. 加付訂金即樓價2%於簽署臨時買賣合約的日期後120日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 120 days after the date of the signing of the preliminary agreement for sale and purchase.
7. 加付訂金即樓價2%於簽署臨時買賣合約的日期後150日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 150 days after the date of the signing of the preliminary agreement for sale and purchase.
8. 加付訂金即樓價2%於簽署臨時買賣合約的日期後180日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 180 days after the date of the signing of the preliminary agreement for sale and purchase.
9. 加付訂金即樓價2%於簽署臨時買賣合約的日期後240日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 240 days after the date of the signing of the preliminary agreement for sale and purchase.
10. 加付訂金即樓價2%於簽署臨時買賣合約的日期後300日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 300 days after the date of the signing of the preliminary agreement for sale and purchase.
11. 樓價餘額即樓價74%於簽署臨時買賣合約的日期後365日內支付。  
Balance of the purchase price equivalent to 74% of the purchase price shall be paid within 365 days after the date of the signing of the preliminary agreement for sale and purchase.

(4) (ii) 售價獲得折扣的基礎：

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

**(a) 付款計劃折扣 Payment Plan Discount**

- (I) 選擇以上第4(i)(a)段的付款計劃(90天付款計劃)之買方可獲3%的售價折扣優惠。  
Purchaser who selects the payment plan specified in paragraph 4(i)(a) (90-day Payment Method) above will be offered 3% discount on price.
- (II) 選擇以上第4(i)(b)段的付款計劃(120天付款計劃)之買方可獲2%的售價折扣優惠。  
Purchaser who selects the payment plan specified in paragraph 4(i)(b) (120-day Payment Method) above will be offered 2% discount on price.
- (III) 選擇以上第4(i)(c)段的付款計劃(365天付款計劃)之買方可獲1%的售價折扣優惠。  
Purchaser who selects the payment plan specified in paragraph 4(i)(c) (365-day Payment Method) above will be offered 1% discount on price.

## **(b) 印花稅優惠 Stamp Duty Benefit**

如買方於簽署臨時買賣合約時不選擇印花稅優惠，則買方可獲賣方提供第(4)(iii)(a)段所述之印花稅現金回贈。為免疑問，就每個住宅物業，買方只可享有印花稅優惠或第(4)(iii)(a)段所述之印花稅現金回贈的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the purchaser does not choose the Stamp Duty Benefit upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Cash Rebate set out in paragraph (4)(iii)(a) will be offered to the purchaser.

For the avoidance of doubt, for each purchase of a residential property, the purchaser is only entitled to either the Stamp Duty Benefit or the Stamp Duty Cash Rebate as set out in paragraph (4)(iii)(a).

The purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

### **(I) 新從價印花稅優惠**

#### **New AVD Benefit**

如買方須就購買指明住宅物業繳付於2013年4月5日刊憲的《2013年印花稅(修訂)條例草案》內的新從價印花稅(「新從價印花稅」)，買方可獲額外5.95%的售價折扣優惠，而該售價為扣除上述第(4)(ii)(a)段的相關折扣後的售價。

If the purchaser is required to pay the new ad valorem stamp duty ("New AVD") as set out in the Stamp Duty (Amendment) Bill 2013 gazetted on 5 April 2013 for the purchase of the specified residential property, a 5.95% discount on the price obtained after applying the relevant discount(s) in paragraph (4)(ii)(a) above will be offered to the purchaser.

或Or

### **(II) 從價印花稅優惠**

#### **AVD Benefit**

如新從價印花稅不適用於買方購買指明住宅物業，買方可獲額外4.25%的售價折扣優惠，而該售價為扣除上述第(4)(ii)(a)段的相關折扣後的售價。

If the New AVD is not applicable to the purchase of the specified residential property by the purchaser, a 4.25% discount on the price obtained after applying the relevant discount(s) in paragraph (4)(ii)(a) above will be offered to such purchaser.

如新從價印花稅優惠及從價印花稅優惠均適用於買方，買方只可從中選擇其中之一。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。賣方保留絕對酌情權決定買方是否符合獲得新從價印花稅優惠及/或從價印花稅優惠的資格。印花稅優惠的折扣是以扣除上述第(4)(ii)(a)段的相關折扣後的售價計算。

If both New AVD Benefit and AVD Benefit are applicable to the purchaser, the purchaser must select only one benefit amongst them. The purchaser must choose the same benefit for all the residential properties purchased under the same preliminary agreement for sale and purchase. The Vendor reserves the absolute discretion to determine whether a purchaser is eligible for New AVD Benefit and/or AVD Benefit. The benefit offered by the Stamp Duty Benefit is calculated on the price obtained after applying the relevant discount(s) in paragraph (4)(ii)(a) above.

## **(c) 特別優惠 Special Discount**

如買方於簽署臨時買賣合約時不選擇第(4)(iii)(c)段所述之第一按揭貸款，買方可獲2%的售價折扣優惠，而該售價為扣除上述第(4)(ii)(a)段和第(4)(ii)(b)段的相關折扣(如有)後的售價。

Where the Purchaser does not choose the First Loan Mortgage as set out in paragraph (4)(iii)(c) upon the signing of preliminary agreement for sale and purchase, a 2% discount on the price (being the price obtained after applying the relevant discount(s) (if any) mentioned in paragraph (4)(ii)(a) and paragraph (4)(ii)(b) above) will be offered to such purchaser.

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

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

#### **(a) 印花稅現金回贈 (只適用於(i)須繳付買家印花稅的個人買方 及/或 (ii)香港註冊成立的公司買方而其所有股東及董事均為個人) 及/或(iii)根據香港條例(公司條例以外)成立的法團 Stamp Duty Cash Rebate (Applicable only to the purchaser (i) who is individual(s) and is liable to pay buyer's stamp duty; and / or (ii) who is limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual; and/or (iii) body corporate incorporated under the laws of Hong kong (other than the Companies Ordinance))**

如買方於簽署臨時買賣合約時不選擇印花稅現金回贈，則買方可獲賣方提供第(4)(ii)(b)段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(ii)(b)段所述之印花稅優惠或印花稅現金回贈的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the purchaser does not choose the Stamp Duty Cash Rebate upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Benefit set out in paragraph (4)(ii)(b) will be offered to the purchaser.

For the avoidance of doubt, for each purchase of a residential property, the purchaser is only entitled to either the Stamp Duty Benefit as set out in paragraph (4)(ii)(b) or the Stamp Duty Cash Rebate.

The purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

買方在按買賣合約付清樓價餘額及繳付就買賣合約應付的印花稅的情況下，可獲賣方提供現金回贈(「印花稅現金回贈」)。印花稅現金回贈金額相等於就買賣合約應付的從價印花稅及買家印花稅的總額的50%。

Subject to the settlement of the balance of purchase price in accordance with the agreement for sale and purchase and payment of all the stamp duty chargeable on the agreement for sale and purchase, the purchaser shall be entitled to a cash rebate (“Stamp Duty Cash Rebate”) offered by the vendor equivalent to 50% of the total amount of ad valorem stamp duty and buyer's stamp duty paid on the agreement for sale and purchase.

買方須於付清樓價餘額之日或買賣合約內訂明的成交日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。如買方已使用印花稅貸款，則印花稅現金回贈會首先支付予賣方的指定財務機構(「指定財務機構」)用作償還印花稅貸款的未償還欠款。

The Purchaser shall apply to the Vendor in writing (accompanied with the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the completion date as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Where the Purchaser has utilized the Stamp Duty Loan, the Stamp Duty Cash Rebate will first be paid to the Vendor's designated financing company ("designated financing company") for repayment of any amount outstanding under the Stamp Duty Loan.

在賣方支付印花稅現金回贈後，即使實際就買賣合約應付的印花稅金額大於計算現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the vendor has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the cash rebate is calculated, the vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the purchaser. In case of dispute, the vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the purchaser.

印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

**(b) 第二按揭貸款（只適用於沒有申請第(4)(iii)(c)段所述之第一按揭貸款之買方）**

**Second Mortgage Loan (Applicable to the purchaser who has not applied for the First Mortgage Loan as set out in paragraph (4)(iii)(c))**

買方可向賣方的指定財務機構(「指定財務機構」)申請第二按揭貸款，主要條款如下：

The purchaser can apply to the vendor's designated financing company (“designated financing company”) for a second mortgage loan. Key terms are as follows:

- (1) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (2) 買方須出示足夠文件證明每月還款(即第一按揭貸款、第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。  
The purchaser must provide sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of the first mortgage loan, the second mortgage loan and any other loan repayment) does not exceed 50% of the purchaser's total monthly income.
- (3) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be a bank specified and referred by the designated financing company. The purchaser shall have obtained prior consent from the first mortgagee bank to apply for the second mortgage loan.
- (4) 第二按揭貸款最高金額為淨樓價30%，但第一及第二按揭貸款的總金額不可超過淨樓價80%。淨樓價指扣除第(4)(iii)(a)段所述的印花稅現金回贈後的住宅物業之樓價。  
The maximum second mortgage loan amount is 30% of net purchase price, but the total amount of first loan and the second mortgage loan shall not exceed 80% of the net purchase price.  
Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(iii)(a).
- (5) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較低者為準。  
The maximum tenure of second mortgage loan shall be 20 years or the tenure of first mortgage loan, whichever is shorter.

- (6) 第二按揭貸款首24個月之按揭貸款利率為最優惠利率(P)減2.8%(P-2.8% p.a.)，其後的按揭貸款利率則為最優惠利率(P)加2%(P+2% p.a.)，利率浮動。  
最終利率以指定財務機構審批結果而定。最優惠利率(現時P=5.25% p.a.)以指定財務機構不時之報價為準。  
The interest rate of the first 24 months of the second mortgage loan shall be Prime Rate (P) minus 2.8% (P-2.8% p.a.) and thereafter shall be Prime Rate (P) plus 2% (P+2% p.a.), subject to fluctuation.  
The final interest rate is subject to the approval of the designated financing company. Prime rate (currently P=5.25% p.a.) is quoted by the designated financing company from time to time.
- (7) 第一及第二按揭貸款須經有關承按機構獨立審批。  
First and second mortgage loans shall be approved by the relevant mortgagees independently.
- (8) 所有第二按揭之文件必須由賣方代表律師辦理，並由買方負責一切有關律師費用及雜費。  
All legal documents of the second mortgage must be handled by the vendor's solicitors. All costs and disbursements therefor shall be borne by the purchaser.
- (9) 買方敬請先向指定財務機構查詢清楚第二按揭貸款之條款、批核條件及申請手續。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。  
The purchaser is advised to enquire with the designated financing company about the terms, approval criteria and application procedures of the second mortgage loan.  
The approval or disapproval of the second mortgage loan and the terms thereof are subject to the final decision of the designated financing company.
- (10) 買方需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。  
The purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (11) 第二按揭貸款受其他條款及細則約束。  
The second mortgage loan is subject to other terms and conditions.

**(c) 第一按揭貸款 (只適用於沒有申請第(4)(iii)(b)段所述之第二按揭貸款及沒有選擇第(4)(ii)(c)所述之特別優惠之買方)**

**First Mortgage Loan (Applicable only to the purchaser who has not applied for the Second Mortgage Loan as set out in paragraph (4)(iii)(b) and has not selected the Special Discount as set out in paragraph (4)(ii)(c))**

買方可向賣方的指定財務機構申請一按揭貸款，惟買方必須遵守下列主要按揭條款及限制：

The Purchaser can apply to the Vendor's designated finance company for a first mortgage loan subject to the following main terms and conditions of the mortgage loan:

- (1) 買方必須於簽署臨時買賣合約時向指定財務機構申請第一按揭貸款。  
The Purchaser shall make an application to the designated financing company for the first mortgage loan upon the signing of preliminary agreement for sale and purchase.
- (2) 第一按揭貸款年期最長為20年。  
The maximum tenure of first mortgage loan shall be 20 years.
- (3) 第一按揭貸款最高金額為淨樓價70%。淨樓價指扣除第(4)(iii)(a)段所述的印花稅現金回贈後的住宅物業之樓價。  
The maximum first mortgage loan amount is 70% of net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(iii)(a).
- (4) 第一按揭貸款首24個月之按揭貸款利率為最優惠利率(P)減2.95%(P-2.95% p.a.)，期後12個月之按揭貸款利率為最優惠利率(P)，及後按揭貸款利率則為最優惠利率(P)加2% (P+2% p.a.)，利率浮動。  
最終利率以指定財務機構審批結果而定。最優惠利率(現時P=5.25% p.a.)以指定財務機構不時之報價為準。  
The interest rate of the first 24 months of the first mortgage loan shall be Prime Rate (P) minus 2.95% (P-2.95% p.a.) and the next 12 months of the first mortgage loan shall be Prime Rate(P) and thereafter shall be Prime Rate (P) plus 2% (P+ 2% p.a.), subject to fluctuation. The final interest rate is subject to the approval of the designated financing company. Prime Rate (currently P=5.25% p.a.) is quoted by the designated financing company from time to time.



- (5) 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、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing credit report, income proof and/or banking record upon request from the designated financing company.
- (6) 以公司名義購買之買家，須由其公司董事個人、股東個人或指定財務機構所接受之人士提供私人擔保。私人擔保書之內容以指定財務機構指定之格式為準。  
該擔保人必須為指定財務機構同意及接受人士。  
If the Purchaser is a corporation, personal guarantee(s) is/are required to be given by its individual director(s), shareholder(s) and/or by the person who is accepted by the designated finance company.  
The terms and conditions of the personal guarantee(s) shall be based on the specified format given by the designated finance company. Such guarantor(s) must be person accepted and approved by the designated finance company.
- (7) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (8) 所有第一按揭之文件必須由賣方代表律師辦理，並由買方負責一切有關律師費用及雜費。  
All legal documents of the first mortgage must be handled by the vendor's solicitors. All costs and disbursements therefor shall be borne by the purchaser.
- (9) 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。  
The purchaser shall pay HK\$5,000 being the non-refundable application fee for the first mortgage loan.
- (10) 指定財務機構保留決定批核第一按揭貸款之權利。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論等一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The designated finance company reserves the right to decide whether or not to approve the first mortgage loan. The approval or disapproval of the first mortgage loan and the terms thereof are subject to the final decision of the designated finance company. Irrespective of whether the first mortgage loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (11) 賣方給無給予或視之為已給予任何就第一按揭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.
- (12) 第一按揭貸款受其他條款及細則約束。  
The first mortgage loan is subject to other terms and conditions.
- (13) 第一按揭貸款申請須由指定財務機構獨立審批。  
The first mortgage loan shall be approved by the designated finance company independently.
- (d) 印花稅貸款 (只適用於選擇印花稅回贈及(i)須繳付買家印花稅的個人買方 及/或 (ii)香港註冊成立的公司買方而其所有股東及董事均為個人) 及/或 (iii)根據香港條例(公司條例以外)成立的法團  
**Stamp Duty Loan (Applicable only to the purchaser choosing the Stamp Duty Cash Rebate and (i) who is individual(s) and is liable to pay buyer's stamp duty; and / or (ii) who is limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual; and/or (iii) body corporate incorporated under the laws of Hong kong (other than the Companies Ordinance)**  
買方可向賣方的指定財務機構(『指定財務機構』)申請印花稅貸款，主要條款如下:  
The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Stamp Duty Loan. Key terms are as follows:

- (1) 買方須於簽署臨時買賣合約時同時申請印花稅貸款。

The Purchaser shall make the application for the Stamp Duty Loan at the same time as the signing of the preliminary agreement for sale and purchase.

- (2) 印花稅貸款的到期日為按買賣合約付清樓價餘額的日期。

The maturity date of the Stamp Duty Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.

- (3) 印花稅貸款按揭貸款利率為最優惠利率(P)減1% (P-1% p.a.)，利率浮動。最終利率以指定財務機構審批結果而定。最優惠利率(現時P=5.25% p.a.)以指定財務機構不時之報價為準。

如買方在到期日或之前準時還清印花稅貸款，將獲豁免貸款利息。

The interest rate of the Stamp Duty Loan shall be Prime Rate (P) minus 1% (P-1% p.a.), subject to fluctuation. The final interest rate is subject to the approval of the designated financing company.

Prime Rate (currently P=5.25% p.a.) is quoted by the designated financing company from time to time. If the Purchaser shall duly repay the Stamp Duty Loan on or before the maturity date, interest on the Stamp Duty Loan will be waived.

- (4) 印花稅貸款最高金額為買賣合約之成交價的15%。

The maximum Stamp Duty Loan amount is 15% of the purchase price.

- (5) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花，該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(如適用)買家印花稅，減印花稅貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty payable on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Stamp Duty Loan amount.

- (6) 所有印花稅貸款的法律文件須由賣方代表律師準備，並於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 Loan shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Stamp Duty Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

- (7) 指定財務機構保留決定批核印花稅貸款之權利。印花稅貸款批出與否及其條款，指定財務機構有最終決定權。不論印花稅貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The designated finance company reserves the right to decide whether or not to approve the Stamp Duty Loan. The approval or disapproval of the Loan and the terms thereof are subject to the final decision of the designated finance company. Irrespective of whether the Stamp Duty Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (8) 賣方給無給予或視之為已給予任何就印花稅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 Loan.

- (9) 印花稅貸款受其他條款及細則約束。

The Stamp Duty Loan is subject to other terms and conditions.

- (10) 印花稅貸款申請須由指定財務機構獨立審批。

The Stamp Duty Loan shall be approved by the designated finance company independently.

**(e) 提前裝修優惠 Early Decoration Offer**

賣方可根據以下條款給予買方許可證以准許買方以許可人的身份進入住宅物業進行裝修：

The vendor may grant a licence to the purchaser to access to the designated residential property as a licensee for the purpose of decoration subject to the following terms:-

(1) 買方須根據買賣合約向賣方繳付不少於樓價10%；  
the purchaser shall pay to the vendor not less than 10% of purchase price in accordance with the agreement for sale and purchase;

(2) 買方須簽署一份經由賣方訂明的許可協議；  
a Licence Agreement in a prescribed form of the vendor shall be signed by the purchaser;

(3) 買方須同意負責所有法律費用(包括就許可協議而產生的印花稅(如有))；  
the purchaser shall bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement; and

(4) 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他開支。  
During the licence period, the purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of the residential property.

(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

如買方聘用賣方指定之代表律師作為買方之代表律師同時處理所有關於買賣的法律文件(如：正式買賣合約、按揭及樓契)，賣方同意為買方支付買賣合約及樓契兩項法律文件之律師費用。如買方另行聘用其代表律師處理買賣，買賣雙方各自負責其律師費用。

If the purchaser appoints the vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase (e.g. agreement for sale and purchase, mortgage and assignment), the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the vendor and purchaser shall bear his/her own solicitors' legal fees.

所有就指明住宅物業的買賣須繳付的印花稅(包括但不限於從價印花稅、買家印花稅及額外印花稅)由買方負責。

All stamp duty (including but not limited to ad valorem stamp duty, buyer's stamp duty and special stamp duty) payable in relation to the sale and purchase of the specified residential property will be borne by the purchaser.

(4) (v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

有關按揭及其他法律文件之律師費如：附加合約、有關該樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關買賣該項目中的指明住宅物業的按揭律師費及其他費用均由買方負責。

All other legal costs and charges including supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser. The purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage related to the sale and purchase of a specified residential property in the development.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事:

The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

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

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

利嘉閣地產有限公司  
Ricacorp Properties Limited

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

置業18物業代理有限公司  
18 Property Agency Limited

世紀21測量行有限公司及旗下特許經營商  
Century 21 Surveyors Limited and Franchisees

高緯物業顧問有限公司  
Cushman & Wakefield (HK) Limited

喜來登旺鋪代理有限公司  
Sheraton Valuers Limited

友和地產有限公司  
United Properties Limited

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

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

- (6) 賣方就發展項目指定的互聯網網站的網址為：

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

<http://www.Paxton.com.hk>

<http://www.Paxton.com.hk>