

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	鑽嶺 Aspen Crest	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	環鳳街68號 68 Wan Fung Street		
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)			234

印製日期 Date of Printing	價單編號 Number of Price List
25 August 2015	3

修改價單 (如有)

Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
25 September 2015	3A	-
7 October 2015	3B	-
20 October 2015	3C	-
5 November 2015	3D	-
1 September 2016	3E	-

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
鑽嶺 Aspen Crest	8	A	32.818 (353) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	6,014,700	183,274 (17,039)	-	-	-	-	-	-	-	-	-	-
		B	35.436 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,337,700	178,849 (16,634)	-	-	-	-	-	-	-	-	-	-
		C	20.741 (223) 露台 Balcony: -; 工作平台 Utility Platform: -	4,245,000	204,667 (19,036)	-	-	-	-	-	-	-	-	-	-
		D	19.645 (211) 露台 Balcony: -; 工作平台 Utility Platform: 1.5 (16)	4,079,300	207,651 (19,333)	-	-	-	-	-	-	-	-	-	-
		E	18.364 (198) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	3,808,400	207,384 (19,234)	-	-	-	-	-	-	-	-	-	-
		F	18.364 (198) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	3,836,800	208,931 (19,378)	-	-	-	-	-	-	-	-	-	-
		G	19.874 (214) 露台 Balcony: -; 工作平台 Utility Platform: 1.5 (16)	4,122,600	207,437 (19,264)	-	-	-	-	-	-	-	-	-	-
		H	22.240 (239) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,244,600	190,854 (17,760)	-	-	-	-	-	-	-	-	-	-
		I	29.971 (323) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,330,900	177,869 (16,504)	-	-	-	-	-	-	-	-	-	-
		J	26.585 (286) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,688,700	176,366 (16,394)	-	-	-	-	-	-	-	-	-	-

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
鑽嶺 Aspen Crest	10	A	32.818 (353) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	6,044,800	184,192 (17,124)	-	-	-	-	-	-	-	-	-	-
		B	35.436 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,369,400	179,744 (16,718)	-	-	-	-	-	-	-	-	-	-
		C	20.741 (223) 露台 Balcony: -; 工作平台 Utility Platform: -	4,266,300	205,694 (19,131)	-	-	-	-	-	-	-	-	-	-
		D	19.645 (211) 露台 Balcony: -; 工作平台 Utility Platform: 1.5 (16)	4,099,800	208,694 (19,430)	-	-	-	-	-	-	-	-	-	-
		E	18.364 (198) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	3,827,600	208,430 (19,331)	-	-	-	-	-	-	-	-	-	-
		F	18.364 (198) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	3,856,100	209,981 (19,475)	-	-	-	-	-	-	-	-	-	-
		G	19.874 (214) 露台 Balcony: -; 工作平台 Utility Platform: 1.5 (16)	4,143,300	208,478 (19,361)	-	-	-	-	-	-	-	-	-	-
		H	22.240 (239) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,265,900	191,812 (17,849)	-	-	-	-	-	-	-	-	-	-
		I	29.971 (323) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,357,700	178,763 (16,587)	-	-	-	-	-	-	-	-	-	-
		J	26.585 (286) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,759,100	179,014 (16,640)	-	-	-	-	-	-	-	-	-	-

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
鑽嶺 Aspen Crest	19	A	32.818 (353) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	6,380,000	194,406 (18,074)	-	-	-	-	-	-	-	-	-	-
		B	35.436 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,721,200	189,672 (17,641)	-	-	-	-	-	-	-	-	-	-
		C	20.741 (223) 露台 Balcony: -; 工作平台 Utility Platform: -	4,620,600	222,776 (20,720)	-	-	-	-	-	-	-	-	-	-
		D	19.645 (211) 露台 Balcony: -; 工作平台 Utility Platform: 1.5 (16)	4,442,100	226,119 (21,053)	-	-	-	-	-	-	-	-	-	-
		E	18.364 (198) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,100,600	223,296 (20,710)	-	-	-	-	-	-	-	-	-	-
		F	18.364 (198) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,130,600	224,929 (20,862)	-	-	-	-	-	-	-	-	-	-
		G	19.874 (214) 露台 Balcony: -; 工作平台 Utility Platform: 1.5 (16)	4,488,700	225,858 (20,975)	-	-	-	-	-	-	-	-	-	-
		H	22.240 (239) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,620,200	207,743 (19,331)	-	-	-	-	-	-	-	-	-	-
		I	29.971 (323) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,790,500	193,203 (17,927)	-	-	-	-	-	-	-	-	-	-
		J	26.585 (286) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,098,100	191,766 (17,826)	-	-	-	-	-	-	-	-	-	-

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
鑽嶺 Aspen Crest	27	A	32.818 (353) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	6,605,700	201,283 (18,713)	-	-	-	-	-	-	-	-	-	-
		B	35.436 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,959,100	196,385 (18,265)	-	-	-	-	-	-	-	-	-	-
		C	20.334 (219) 露台 Balcony: -; 工作平台 Utility Platform: -	4,698,200	231,051 (21,453)	-	-	-	-	-	-	-	-	-	-
		D	31.425 (338) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,390,500	203,357 (18,907)	-	-	-	-	-	-	-	-	-	-
		E	31.423 (338) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,390,000	203,354 (18,905)	-	-	-	-	-	-	-	-	-	-
		F	21.772 (234) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,719,100	216,751 (20,167)	-	-	-	-	-	-	-	-	-	-
		G	30.006 (323) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,969,700	198,950 (18,482)	-	-	-	-	-	-	-	-	-	-
		H	26.55 (286) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,713,900	215,213 (19,979)	-	-	-	-	-	-	-	-	-	-

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物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
鑽嶺 Aspen Crest	29	A	32.818 (353) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	6,638,600	202,285 (18,806)	-	-	-	-	-	-	-	-	-	-
		B	35.436 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,993,800	197,364 (18,356)	-	-	-	-	-	-	-	-	-	-
		C	20.334 (219) 露台 Balcony: -; 工作平台 Utility Platform: -	4,721,400	232,192 (21,559)	-	-	-	-	-	-	-	-	-	-
		D	31.425 (338) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,422,300	204,369 (19,001)	-	-	-	-	-	-	-	-	-	-
		E	31.423 (338) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,421,800	204,366 (18,999)	-	-	-	-	-	-	-	-	-	-
		F	21.772 (234) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	4,742,500	217,826 (20,267)	-	-	-	-	-	-	-	-	-	-
		G	30.006 (323) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,999,300	199,937 (18,574)	-	-	-	-	-	-	-	-	-	-
		H	26.55 (286) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,742,100	216,275 (20,077)	-	-	-	-	-	-	-	-	-	-
鑽嶺 Aspen Crest	30	A	60.492 (651) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	13,105,300	216,645 (20,131)	-	-	-	21.306 (229)	-	-	12.368 (133)	-	-	-
		C	33.649 (362) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: -	6,679,400	198,502 (18,451)	-	-	-	-	-	-	-	-	-	-

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 the 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 the 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，買方須繳付相等於售價5%作為臨時訂金，其中港幣\$100,000.00 須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票/支票必須以香港持牌銀行所發出，並且抬頭必須為賣方律師行「羅文錦律師樓」。

Purchasers shall pay the preliminary deposit equivalent to 5% of purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the remaining portion of the preliminary deposit can be paid by cashier order or cheque. All cheques/cashier orders shall be issued or certified good for payment by a licensed bank in Hong Kong, and shall be made payable to the Vendor's solicitors 「LO AND LO」.

(A) 「180天成交」付款計劃 (照訂價減6%) EM Payment – 180 days completion (List Price Less 6%)

- 樓價5%於買方簽署臨時買賣合約時繳付，並於五個工作天內到賣方律師樓簽署正式買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The purchaser(s) has/have to attend the office of the Vendor's Solicitors within 5 working days after signing of the Preliminary Agreement for Sale and Purchase to sign the Agreement for Sale And Purchase.
- 樓價5%於買方簽署正式買賣合約時繳付。
5% of the purchase price shall be paid upon signing of the Agreement for Sale and Purchase.
- 樓價90%於買方簽署正式買賣合約後一百八十天內付清。
90% of the purchase price shall be paid within 180 days after signing of the Agreement for Sale and Purchase.

「成交金額30%第二按揭」優惠 (由「遠東物業代理(香港)有限公司」安排)
The benefit of "second mortgage for 30% of Transaction Price" (Arranged by Far East Real Estate and Agency (H.K.) Limited)

買方可向「遠東物業代理(香港)有限公司」(「第二承按人」)申請最高達成交金額之30%或物業估價(由第二承按人釐定)之30%(以較低者為準)之第二按揭(「第二按揭」)，第一按揭加第二按揭總貸款額合共不超過成交金額之90%或物業估價之90%(以較低者為準)，第二按揭最高貸款金額為港幣300萬元。

The Purchaser may apply for a Second Mortgage through Far East Real Estate and Agency (H.K.) Limited (the "Second Mortgagee") for a maximum loan amount equivalent to 30% of the Transaction Price or 30% of the valuation of the property (as determined by the Second Mortgagee) (whichever is lower) (the "Second Mortgage"). The loan amount of the First Mortgage and the Second Mortgage shall not exceed 90% of the Transaction Price or 90% of the valuation of the property (whichever is lower). The maximum loan amount of Second Mortgage is HK\$3,000,000.

第二按揭及其申請受以下基本條款及條件規限：
The Second Mortgage and its application are subject to the following basic terms and conditions:

- 買方須先確定第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其他貸款之每月總還款額不超過其每月總入息之45%。
The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the First Mortgage, Second Mortgage and any other loan does not exceed 45% of the purchaser's total monthly income.
- 第二按揭年期(包括第二按揭貸款後首三年免息免供期在內)必須不長於第一按揭年期或25年，以較短年期為準。
The maximum tenor of the Second Mortgage (including the deferment of principal payment and waiver of interest payment for the first 3 years from the date of the Second Mortgage loan advancement) shall not exceed the tenor of the first mortgage or 25 years, whichever is shorter.
- 第二按揭貸款後首3年延期供款及豁免利息，其後的年利率則以第二承按人選用之港元最優惠利率(P)計算。P為浮動利率，於本價單日期P為每年5%。最終按揭利率以第二承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述，承諾或保證。
Deferment of principal payment and waiver of interest payment for the first 3 years from the date of the Second Mortgage loan advancement, thereafter interest will be charged at Prime Rate quoted by the Second Mortgagee. P is subject to fluctuation. The P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- 所有第二按揭之文件必須由第二承按人指定之律師行辦理，並由買方負責所有有關費用。
All legal documents in relation to the Second Mortgage must be prepared by the solicitor's firm designated by the Second Mortgagee. All costs and expenses incurred shall be paid by the purchaser.
- 買方如成功提取第二按揭貸款，須向第二承按人支付手續費，金額等於第一按揭及第二按揭的按揭貸款總額之1%。
If the purchaser successfully draws the Second Mortgage loan, an administration fee will be payable by the purchaser to the Second Mortgagee, the amount of which is equivalent to 1% of the total loan amount of the First Mortgage and Second Mortgage.
- 買方可於任何時候償還全部第二按揭貸款餘款並獲豁免提早還款手續費，但須預先給予第二承按人一個月書面通知。
The purchaser may at any time repay the outstanding Second Mortgage loan in full by giving the Second Mortgagee one month's prior notice in writing without levy of early repayment handling charges.

買方於決定選擇此優惠前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款，批核條件及手續。
The purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage and Second Mortgage before choosing this benefit.

有關第一按揭及第二按揭之批核與否及按揭條款以第一按揭銀行及第二承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就第一按揭及第二按揭之按揭條款及批核作出任何不論明示或隱含之陳述，承諾或保證。不論第一按揭及第二按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。

The terms and conditions and the approval of application for the first mortgage and the Second Mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to the Vendor (which shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the first mortgage and the Second Mortgage. The purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective whether the First Mortgage Loan or Second Mortgage Loan is approved or not.

(B)「建築期」付款計劃 Stage Payment

- 樓價5%於買方簽署臨時買賣合約時繳付，並於五個工作天內到賣方律師樓簽署正式買賣合約。
An preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The purchaser(s) has/have to attend the office of the Vendor's Solicitors within 5 working days after signing of the Preliminary Agreement for Sale and Purchase to sign the Agreement for Sale And Purchase.
- 樓價5%於買方簽署正式買賣合約時繳付。
5% of the purchase price shall be paid upon signing of the Agreement for Sale and Purchase.
- 樓價5%於買方簽署正式買賣合約後二百一十天內繳付。
5% of the purchase price shall be paid within 210 days after signing of the Agreement for Sale and Purchase.
- 樓價85%於賣方向買方發出書面通知表示賣方有能力將發展項目中的指明住宅物業有效地轉讓予買方的日期後的十四天內繳付。
85% of the purchase price shall be paid within 14 days after the date of written notice from the Vendor to the purchaser informing that the Vendor is in a position validly to assign the specified residential property in the development to the purchaser.

(C)「置醒日」付款計劃 (照訂價減4%) [只適合所有於2015年11月5日或之後簽署臨時買賣合約之單位] Super Smart Payment (List Price Less 4%) [Only Applicable for units which Preliminary Agreement for Sale and Purchase is entered into on and from 2015/11/05 onwards]

- 樓價5%於買方簽署臨時買賣合約時繳付，並於五個工作天內到賣方律師樓簽署正式買賣合約。
An preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The purchaser(s) has/have to attend the office of the Vendor's Solicitors within 5 working days after signing of the Preliminary Agreement for Sale and Purchase to sign the Agreement for Sale And Purchase.
- 樓價2.5%於買方簽署正式買賣合約後一百八十天內繳付。
2.5% of the purchase price shall be paid within 180 days after signing of the Agreement for Sale and Purchase.
- 樓價2.5%於買方簽署正式買賣合約後三百六十天內繳付。
2.5% of the purchase price shall be paid within 360 days after signing of the Agreement for Sale and Purchase.
- 樓價5%於買方簽署正式買賣合約後五百四十天內繳付。
5% of the purchase price shall be paid within 540 days after signing of the Agreement for Sale and Purchase.
- 成交金額餘款於賣方向買方發出書面通知表示賣方有能力將發展項目中的指明住宅物業有效地轉讓予買方的日期後的十四天內繳付。
Balance of the purchase price shall be paid within 14 days after the date of written notice from the Vendor to the purchaser informing that the Vendor is in a position validly to assign the specified residential property in the development to the purchaser.

如以上付款日期並非辦公日，或在上午9時至下午5時之間，懸掛8號或以上颱風訊號或發出黑色暴雨警告訊號，則該付款日期自動順延至下一個緊接該日的辦公日。

If any date for payment falls on a day that is not a business day or on a day on which Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9a.m. and 5p.m., such date for payment is automatically postponed to the immediate following day that is a business day.

"辦公日" 指符合以下說明的日子 -

"business day" means a day -

- (i) 不屬星期六、星期日或公眾假期; 及
that is not a Saturday, Sunday or public holiday; and
- (ii) 銀行在該日於香港特別行政區開放營業。
on which banks are open for business in the Hong Kong Special Administrative Region.

選擇本付款計劃之買方可向「遠東物業代理(香港)有限公司」申請「特別備用按揭貸款」，主要條款如下：

The purchaser who chooses this payment plan may apply to "Far East Real Estate and Agency (H.K.) Limited" for the "Special Standby Mortgage Loan". Key terms are as follows:

特別備用按揭貸款

Special Standby Mortgage Loan

買方可在不提供入息證明的情況下向「遠東物業代理(香港)有限公司」(「承按人」)申請成交金額餘款的一按按揭「第一按揭」貸款及/或二按按揭「第二按揭」貸款。

The purchaser may apply for a loan of First Mortgage (the "First Mortgage") and /or Second Mortgage (the "Second Mortgage") for the balance of the purchase price through Far East Real Estate and Agency (H.K.) Limited (the "Mortgagee") without the submission of income proof.

買方申請受以下基本條款及條件規限：

The application of the purchaser is subject to the following basic terms and conditions:

1. 第一按揭或第二按揭年期為不長於25年。

The maximum tenor of the First Mortgage or the Second Mortgage shall not exceed the tenor of 25 years.

2. 第一按揭或第二按揭貸款後的第1期至第48期供款的年利率以承按人選用之港元最優惠利率(P) -2.5% 計算，第49期開始及其後的年利率則以承按人選用之港元最優惠利率(P)計算。P為浮動利率，於本價單日期P為每年5%。最終按揭利率以承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述，承諾或保證。

For the 1st instalment to the 48th instalment from the date of the First Mortgage or Second Mortgage loan advancement, interest will be charged at Prime Rate quoted by the Mortgagee less 2.5% (i.e. P-2.5%). Thereafter, for the 49th instalment onwards, interest will be charged at Prime Rate quoted by the Mortgagee. P is subject to fluctuation. The P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

3. 所有按揭之文件必須由承按人指定之律師行辦理，並由買方負責所有有關費用。

All legal documents in relation to the Mortgage(s) must be prepared by the solicitor's firm designated by the Mortgagee. All costs and expenses incurred shall be paid by the purchaser.

4. 買方如成功提取相關按揭貸款，須向承按人支付手續費，金額等於第一按揭及第二按揭的按揭貸款總額之1%。

If the purchaser successfully draws the related Mortgage loan, an administration fee will be payable by the purchaser to the Mortgagee, the amount of which is equivalent to 1% of the total loan amount of the First Mortgage and Second Mortgage.

5. 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，但須預先給予承按人一個月書面通知。

The purchaser may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in writing without levy of early repayment handling charges.

有關第一按揭及/或第二按揭之批核與否及按揭條款以承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就第一按揭及/或第二按揭之按揭條款及批核作出任何不論明示或隱含之陳述，承諾或保證。不論第一按揭及/或第二按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。

The terms and conditions and the approval of application for the First Mortgage and /or the Second Mortgage are subject to the final decision of the Mortgagee, and are not related to the Vendor (which shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the First Mortgage and/or the Second Mortgage. The purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective whether the First Mortgage Loan and/or Second Mortgage Loan is approved or not.

- (ii) 售價獲得折扣基礎: The basis on which any discount on the price is available:

- (a) 見上述4(i)。
See paragraph 4(i) above.

- (b) 「從價印花稅津貼」"Ad Valorem Stamp Duty Subsidy" Benefit

買方可獲額外6%售價折扣優惠(按訂價計)，作為所購住宅物業之從價印花稅津貼。

An extra 6% discount from the List Price would be offered to purchaser as the Ad Valorem Stamp Duty Subsidy for the residential property purchased.

- (c) 提前付清樓價現金回贈 Early Settlement Cash Rebate

1. 如選擇第(4)(i)(B)段所述的付款計劃之買方提前於買賣合約訂明的付款限期日之前付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)。

Where the purchaser chooses the payment plan stated in paragraph (4)(i)(B), and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase, the purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 541 日至 720 日期間內 Within the period from 541 days to 720 days after the date of signing of the preliminary agreement for sale and purchase	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 721 日至 900 日期間內 Within the period from 721 days to 900 days after the date of signing of the preliminary agreement for sale and purchase	樓價 2% 2% of the purchase price

2. 買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。
The purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.
3. 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(ii)(c)(1)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the paragraph (4)(ii)(c)(1) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.
- (iii) 可就購買此發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益：
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development
見上述4(i)段及4(ii)段。
See paragraph 4(i) and 4(ii) above.
- (iv) 誰人負責支付買賣此發展項目中的指明住宅物業的有關律師費及印花稅：
Who is liable to pay the solicitors' fees, and the stamp duty, in connection with the sale and purchase of a specified residential property in the development:
- (a) 如買方選擇由賣方律師於買賣此發展項目中的指明住宅物業代表買方，賣方將支付買方於買賣合約及轉讓契的法律費用。
If the purchaser instructs the Vendor's solicitors to act for him in respect of the purchase of the specified residential property in the development, the Vendor will bear such solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment.
- (b) 如買方選擇由其他律師(即非賣方律師)於買賣此發展項目中的指明住宅物業代表買方，買賣雙方必須各自承擔其於買賣合約及轉讓契的法律費用。
If the purchaser chooses to instruct his own solicitors (other than the Vendor's solicitors) to act for him in respect of the purchase of the specified residential property in the development, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment.
- (c) 買方須承擔及於臨時買賣合約訂明的日期支付臨時買賣合約、買賣合約和／或轉讓契的從價印花稅及買家印花稅(如有)。
Ad valorem stamp duty and Buyer's Stamp Duty (if any) on the preliminary agreement for sale and purchase, the agreement for sale and purchase and/or the assignment shall be borne by the purchaser and shall be paid on the date as stipulated in the preliminary agreement for sale and purchase.
- (d) 所有圖則費、契據認正本之費用包括圖則認正本、查冊費、登記費及其他支出費用，均由買方承擔。買方並須承擔所有與指明住宅物業按揭有關的法律費用及支出。
All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and 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 of the specified residential property.
- (v) 買方須為就買賣此發展項目中的指明住宅物業簽立任何文件而支付的費用：
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development:
如賣方同意買方提出的轉名要求，買方須繳付轉名手續費用，按照售價收百份之壹，但最低之手續費為港幣二仟元。
Should the Vendor, at the request of the purchaser, agree the purchaser to transfer the benefit of the preliminary agreement for sale and purchase to a third party, the purchaser shall pay a handling charge to the vendor at the rate of 1% of the purchase price subject to a minimum charge of HK\$2,000.00.
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：中原地產代理有限公司、美聯物業代理有限公司、香港置業(地產代理)有限公司、利嘉閣地產有限公司、世紀21集團有限公司及旗下特許經營商、金匯地產有限公司、云房網絡(香港)代理有限公司、富誠地產有限公司。
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，但無必要委任地產代理。
The Vendor has appointed estate agents to act in the sale of any specified residential property in the development: Centaline Property Agency Limited, Midland Realty International Limited, Hong Kong Property Services (Agency) Ltd, Ricacorp Properties Limited, Century 21 Group Limited and Franchisees, Gamway Property Agency Limited, QFang Network (Hong Kong) Agency Limited, Full-Mark Property Agency.
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development but need not do so.
6. 賣方就發展項目指定的互聯網網站的網址為：www.aspencrest.com.hk
The address of the website designated by the Vendor for the development is: www.aspencrest.com.hk