

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱	傲凱	期數 (如有)	--
Name of Development	Astoria Crest	Phase No. (if any)	--
發展項目位置	海壇街 229 號 (適用於地舖以上樓層), 海壇街 231 號 (適用於地舖)		
Location of Development	229 Hai Tan Street (for Upper Floors), 231 Hai Tan Street (for Ground Floor Shops)		
發展項目(或期數)中的住宅物業的總數	87		
The total number of residential properties in the development (or phase of the development)			

印製日期	價單編號
Date of Printing	Number of Price List
8 December 2017	1

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

修改日期	經修改的價單編號	如物業價錢經修改，請以「✓」標示
Date of Revision	Numbering of Revised Price List	Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
26 January 2018	1A	-

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, 每平方米呎) 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.)									
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
6	C#	42.286 (455) 露台 Balcony: - 工作平台 Utility Platform: -	8,821,400	208,613 (19,388)	-	-	-	-	-	-	-	-	-	-
7	C#	42.286 (455) 露台 Balcony: - 工作平台 Utility Platform: -	8,874,600	209,871 (19,505)	-	-	-	-	-	-	-	-	-	-
8	C#	42.286 (455) 露台 Balcony: - 工作平台 Utility Platform: -	8,928,200	211,138 (19,622)	-	-	-	-	-	-	-	-	-	-
9	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,269,700	235,031 (21,846)	-	-	-	-	-	-	-	-	-	-
9	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,160,500	234,766 (21,846)	-	-	-	-	-	-	-	-	-	-
9	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,532,100	235,332 (21,846)	-	-	-	-	-	-	-	-	-	-
9	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,679,900	235,056 (21,846)	-	-	-	-	-	-	-	-	-	-
10	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,282,300	235,504 (21,890)	-	-	-	-	-	-	-	-	-	-

Price List No. 1A

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，每平方米) 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.)									
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
10	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,172,900	235,239 (21,890)	-	-	-	-	-	-	-	-	-	-
10	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,545,200	235,804 (21,890)	-	-	-	-	-	-	-	-	-	-
10	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,691,300	235,528 (21,890)	-	-	-	-	-	-	-	-	-	-
11	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,294,900	235,976 (21,933)	-	-	-	-	-	-	-	-	-	-
11	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,185,200	235,707 (21,933)	-	-	-	-	-	-	-	-	-	-
11	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,558,300	236,276 (21,934)	-	-	-	-	-	-	-	-	-	-
11	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,702,700	236,000 (21,933)	-	-	-	-	-	-	-	-	-	-
12	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,307,500	236,448 (21,977)	-	-	-	-	-	-	-	-	-	-

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，每平方米) 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.)									
					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
12	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,197,600	236,180 (21,977)	-	-	-	-	-	-	-	-	-	-
12	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,571,500	236,751 (21,978)	-	-	-	-	-	-	-	-	-	-
12	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,714,100	236,472 (21,977)	-	-	-	-	-	-	-	-	-	-
15	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,320,200	236,925 (22,022)	-	-	-	-	-	-	-	-	-	-
15	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,210,100	236,656 (22,022)	-	-	-	-	-	-	-	-	-	-
15	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,584,600	237,223 (22,022)	-	-	-	-	-	-	-	-	-	-
15	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,725,600	236,948 (22,022)	-	-	-	-	-	-	-	-	-	-
16	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,332,800	237,397 (22,066)	-	-	-	-	-	-	-	-	-	-

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，每平方米) 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.)									
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
16	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,222,500	237,129 (22,066)	-	-	-	-	-	-	-	-	-	-
16	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,597,800	237,699 (22,066)	-	-	-	-	-	-	-	-	-	-
16	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,737,100	237,423 (22,066)	-	-	-	-	-	-	-	-	-	-
17	A	26.676 (287) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,345,500	237,873 (22,110)	-	-	-	-	-	-	-	-	-	-
17	B	26.241 (282) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,235,000	237,605 (22,110)	-	-	-	-	-	-	-	-	-	-
17	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,611,000	238,174 (22,110)	-	-	-	-	-	-	-	-	-	-
17	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,748,600	237,899 (22,110)	-	-	-	-	-	-	-	-	-	-
18	C	27.757 (299) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	6,644,300	239,374 (22,222)	-	-	-	-	-	-	-	-	-	-

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)) 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，每平方米) 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.)									
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
18	D	24.164 (260) 露台 Balcony: - 工作平台 Utility Platform: -	5,777,500	239,095 (22,221)	-	-	-	-	-	-	-	-	-	

第三部份:其他資料

Part 3:Other Information

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。

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) 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百位數作為樓價。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 hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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，其中港幣\$150,000.00 作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘款可以銀行本票或支票繳付。所有本票/支票必須由香港持牌銀行所發出，並且抬頭必須為賣方律師行「胡關李羅律師行」。

Purchasers shall pay the preliminary deposit which is equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$150,000.00 being part of the preliminary deposit shall be paid by a cashier's order and the balance of the preliminary deposit can be paid by cashier's order or cheque. All cheques/ cashier's orders shall be issued by a licensed bank in Hong Kong, and shall be made payable to the Vendor's solicitors "WOO KWAN LEE & LO".

(A) 「90 天成交」付款計劃 (照售價減 4%)(適用於所有本價單所列之住宅物業，6C, 7C 及 8C 單位除外)

EM Payment – 90 days completion (Price less 4%) (Applicable to all residential properties set out in this price list, except Flat 6C, Flat 7C and Flat 8C)

1. 臨時訂金即樓價 5% 於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後五個工作天內簽署正式買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於買方簽署正式買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 90% 於買方簽署正式買賣合約後九十天內付清。
90% of the purchase price shall be paid within 90 days after signing of the agreement for sale and purchase.

(B) 「建築期」付款計劃 (照售價) (適用於所有本價單所列之住宅物業，6C, 7C 及 8C 單位除外)

Stage Payment (Equivalent to the price) (Applicable to all residential properties set out in this price list, except Flat 6C, Flat 7C and Flat 8C)

1. 臨時訂金即樓價 5% 於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後五個工作天內簽署正式買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of

- signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於買方簽署正式買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
 3. 樓價 5%於買方簽署正式買賣合約後一百八十天內繳付。
5% of the purchase price shall be paid within 180 days after signing of the agreement for sale and purchase.
 4. 樓價 85%於賣方就其有能力將指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的十四天內付清。
85% of the purchase price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position to validly assign the specified residential property to the Purchaser.

(C) 「建築期」付款計劃 – 樓換樓計劃 (照售價) (只適用於 6C, 7C 及 8C 單位)*

Stage Payment – Flat for Flat Scheme (Equivalent to the price) (Only applicable to Flat 6C, Flat 7C and Flat 8C)*

1. 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後五個工作天內簽署正式買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 25%於買方簽署正式買賣合約時繳付。
A further deposit equivalent to 25% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 70%於賣方就其有能力將指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的十四天內付清。
70% of the purchase price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position to validly assign the specified residential property to the Purchaser.

*於本價單第二部份內 6C, 7C 及 8C 單位只供出售予於 2012 年 7 月其物業已被賣方收購以進行賣方於海壇街 229A 至 G 號 (No. DL-1:SSP)之重建項目(「市區重建項目」)及已參與賣方的「樓換樓計劃」並已與賣方簽訂「樓換樓計劃」承諾書(「承諾書」)的業主-佔用人。

Flat 6C, Flat 7C and Flat 8C under Part 2 of this price list and are only for sale to owner-occupiers of properties which have been acquired by the Vendor for the implementation of the Vendor's redevelopment project No. DL-1:SSP at Nos. 229A-G Hai Tan Street and who have participated in the Vendor's Flat for Flat Scheme during July 2012 and have entered into a "Flat for Flat" Undertaking ("the Undertaking") with the Vendor.

(4) (ii) 售價獲得折扣基礎

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

1. 見 4(i)。
See 4(i).
2. 從價印花稅津貼（適用於所有本價單所列之住宅物業，6C, 7C 及 8C 單位除外）
Ad Valorem Stamp Duty Subsidy Benefit (Applicable to all residential properties set out in this price list, except Flat 6C, Flat 7C and Flat 8C)
買方可獲額外 6% 售價折扣優惠，作為所購住宅物業之從價印花稅津貼。
An extra 6% discount from the price would be offered to Purchaser as the Ad Valorem Stamp Duty Subsidy for the residential property purchased.
3. 於本價單第二部份內附有#號標誌之指明物業(即 6C, 7C 及 8C 單位)只供出售予其物業已被賣方收購以進行賣方於海壇街 229A 至 G 號之 DL-1:SSP 之重建項目及已參與賣方的「樓換樓計劃」並已與賣方簽訂「樓換樓計劃」承諾書（「承諾書」）的業主-佔用人。
The specified residential properties set out in Part 2 of this price list and marked with # sign (ie. Flat 6C, Flat 7C and Flat 8C) are only for sale to owner-occupiers of properties which have been acquired by the Vendor for the implementation of the Vendor's redevelopment project No. DL-1:SSP at Nos. 229A-G Hai Tan Street and who have participated in the Vendor's Flat for Flat Scheme and have entered into a "Flat for Flat" Undertaking ("the Undertaking") with the Vendor.

如買方是屬於其物業已被賣方收購以進行海壇街 229A 至 G 號之 DL-1:SSP 之重建項目及已參與賣方的「樓換樓計劃」的業主-佔用人，並已與賣方簽訂承諾書，則買方可根據承諾書以每平方呎實用面積售價港幣 9,089 元（每平方米實用面積售價港幣 97,834 元）之特惠價購買列於本價單第二部份內附有#號標誌之指明住宅物業。

If the Purchaser is an owner-occupier of property which has been acquired by the Vendor for the implementation of the Vendor's redevelopment project No. DL-1:SSP at Nos. 229A-G Hai Tan Street and has participated in the Vendor's Flat for Flat Scheme and has entered into the Undertaking with the Vendor, the Purchaser shall be entitled to, pursuant to the Undertaking, purchase specified residential property which is set out in Part 2 of this price list and marked with # sign at the special unit rate of HK\$9,089 per sq. ft. of Saleable Area (HK\$97,834 per sq. m. of Saleable Area).

上述所提及的每平方米實用面積之特惠價是由上述所提及的相關每平方呎實用面積之特惠價以 1 平方米 = 10.764 平方呎換算並四捨五入至整數港元之方法計算得出，僅作參考之用。經折扣後的最終售價將以每平方呎實用面積之特惠價計算為準。

The special unit rate per sq. m. of Saleable Area mentioned in the above is converted from the relevant special unit rate per sq. ft. of Saleable Area mentioned in the above on the basis of 1 square metre = 10.764 square feet and rounded up or down to the nearest dollar and is for reference purpose only. The final discounted purchase price shall be calculated in accordance with the special unit rate per sq. ft. of Saleable Area.

(4) (iii) 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

1. 貸款優惠

Loan Benefit

(a) 備用第二按揭貸款 (只適用於(4)(i)(A)段「90 天成交」付款計劃)

Standby Second Mortgage Loan (Only applicable to paragraph (4)(i)(A) EM Payment – 90 days completion)

買方可向「遠東物業代理(香港)有限公司」(「第二承按人」)申請最高達樓價之 30%或住宅物業估價(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」)貸款，惟第一按揭加第二按揭總貸款額合共不超過樓價之 90%或住宅物業估價之 90% (以較低者為準)，第二按揭最高貸款金額為港幣 200 萬元。

The Purchaser may apply for a Second Mortgage Loan through Far East Real Estate and Agency (H.K.) Limited (the "Second Mortgagee") for a maximum loan amount equivalent to 30% of the purchase price or 30% of the valuation of the residential property (as determined by the Second Mortgagee) (whichever is lower) (the "Second Mortgage"), provided that the loan amount of the first mortgage and the Second Mortgage shall not exceed 90% of the purchase price or 90% of the valuation of the residential property (whichever is lower). The maximum loan amount of Second Mortgage is HK\$2,000,000.

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:

- (i) 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 instalment of the first mortgage, Second Mortgage and any other loan does not exceed 45% of the Purchaser's total monthly income.

- (ii) 第二按揭年期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 shall not exceed the tenor of the first mortgage or 25 years, whichever is shorter.

- (iii) 供款年利率為第二承按人選用之港元最優惠利率(P)。P 為浮動利率，於本價單日期(P)為每年 5.25%。最終按揭利率以第二承按人審批結果而定，市區重建局及昌盛物業發展有限公司（統稱「賣方」）及/或其代理並無就其作出，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。

The interest rate shall be Prime Rate (P) quoted by the Second Mortgagee. P is subject to fluctuation. The (P) as at the date of this price list is 5.25% per annum. The final mortgage interest 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 Urban Renewal Authority and Cheong Sing Property Development Limited (collectively, "the Vendor") and/or their agent in respect thereof.

- (iv) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在第二承按人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/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the Second Mortgagee.
- (v) 第一按揭銀行須為第二承按人所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the Second Mortgagee and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (vi) 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(s) must be prepared by the solicitor's firm designated by the Second Mortgagee. All costs and expenses incurred shall be paid by the Purchaser.
- (vii) 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，行政費金額為港幣\$5,000。
If the Purchaser successfully draws the Second Mortgage Loan, an administration fee of HK\$5,000 will be payable by the Purchaser to the Second Mortgagee.
- (viii) 買方敬請向第二承按人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及其條款，第二承按人有最終決定權。不論第二按揭貸款獲批與否，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 Purchaser is advised to enquire with the Second Mortgagee about the purpose and the details 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 Second Mortgagee. Irrespective of whether the Second 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.
- (ix) 有關第二按揭貸款之批核與否及按揭條款以第二承按人之最終決定為準，與賣方及其代理無關，且於任何情況下賣方及其代理均無需為此負責或賠償，賣方在有關住宅物業的買賣合約項下的權益亦不受影響。賣方及其代理並無亦不得被視作就第二按揭之按揭的條件及條款及批核作出任何不論明示或隱含之陳述，承諾或保

證。賣方及其代理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其代理提出任何申索。

The terms and conditions and the approval or disapproval of application for the Second Mortgage Loan are subject to the final decision of the Second Mortgagee, and are not related to the Vendor and its agent (all of which shall under no circumstances be liable for anything arising therefrom) and the rights of the Vendor under the agreement for sale and purchase of the relevant residential property shall not be affected. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and its agent in respect of the terms and conditions and the approval of applications for the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and its agent as a result of or in connection with the approval and/or disapproval of the Second Mortgage and/or any matters relating to the Second Mortgage.

(x) 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.

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

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

(b) 備用按揭貸款 (只適用於(4)(i)(B)段「建築期」付款計劃)

Standby Mortgage Loan (Only applicable to paragraph (4)(i)(B) Stage Payment)

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」)申請備用按揭貸款，該物業按揭貸款申請必須不遲於預期的貸款過數日前 30 日由買方以指定表格向承按人作出書面申請物業按揭貸款並須經由承按人批核。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for the Standby Mortgage Loan through Far East Real Estate and Agency (H.K.) Limited (the "Mortgagee") without submission of income proof. Such mortgage loan application shall be made by the Purchaser to the Mortgagee in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan subject to the approval of the Mortgagee. The mortgage loan is subject to the following main terms and conditions:

(i) 若買方以公司名義購買指明住宅物業，該買方必須為香港註冊成立之公司，並且承按人有權要求該買方提供承按人認受之個人擔保。

If the Purchaser which purchases the specified residential property is a company, such Purchaser must be a company incorporated in Hong Kong and the Mortgagee shall have the right to request such Purchaser to provide personal guarantee which is recognized by the Mortgagee.

- (ii) 買方毋須提供收入證明，但須提供其他承按人所需文件，包括但不限於在承按人要求下提供信貸報告、還款紀錄及/或銀行紀錄。承按人會對買方及其擔保人(如有)進行信貸審查。
The Purchaser is not required to provide income proof, but is required to provide other necessary documents upon request from the Mortgagee, including without limitation, credit report, repayment record and/or banking record. The Mortgagee will conduct credit check on the Purchaser and his/her guarantor (if any).
- (iii) 所有備用按揭貸款法律文件需由承按人代表律師辦理，並由買方負責有關律師費用及雜費。
All legal documents of the Standby Mortgage Loan shall be handled by the Mortgagee's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser.
- (iv) 買方如成功提取備用按揭貸款，須向承按人支付手續費，行政費金額為港幣\$5,000。
If the Purchaser successfully draws the Standby Mortgage Loan, an administration fee of HK\$5,000 will be payable by the Purchaser to the Mortgagee.
- (v) 物業按揭貸款金額最高不超過樓價 80%，還款期最長不超過 25 年。
The maximum amount of the mortgage loan shall not exceed 80 % of the Purchase Price with a maximum repayment term of 25 years.
- (vi) 供款年利率為承按人選用之港元最優惠利率(P)計算減年利率 2%計算。P 為浮動利率，於本價單日期(P)為每年 5.25%。最終按揭利率以承按人審批結果而定，市區重建局及昌盛物業發展有限公司（統稱「賣方」）及/或其代理並無就其作出，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。
The interest rate shall be Prime Rate (P) quoted by the Mortgagee minus 2%. P is subject to fluctuation. The (P) as at the date of this price list is 5.25% per annum. The final mortgage interest 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 Urban Renewal Authority and Cheong Sing Property Development Limited (collectively, "the Vendor") and/or their agent in respect thereof.
- (vii) 可提早償還全部或部份貸款（最少港幣五萬且必須為港幣一萬之倍數）、利息及其他於貸款文件下所欠付之款項。若買方提前償還貸款金額，買方須提前三十天向承按人發出提前還款之書面通知，並向承按人清楚提出提前償還貸款日期，手續費全免。
Early repayment in full or in part (the minimum repayment amount must be HK\$50,000 and in a multiple of HK\$10,000) of outstanding mortgage loan, interest and all other moneys due and owing under the loan documents is acceptable provided the Purchaser shall notify the Mortgagee in writing 30 days in advance. The Purchaser must clearly state the date for the early repayment. No handling charge is required.

- (viii) 買方於決定申請物業按揭貸款前，敬請先向承按人查詢有關詳情。以上所有主要條款及條件，優惠(如有)及物業按揭貸款批出與否，承按人有最終決定權，與賣方及其代理無關，且於任何情況下賣方及其代理均無需為此負責或賠償，賣方在有關住宅物業的買賣合約項下的權益亦不受影響。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款之批核，賣方及其代理並無給予，或視之為已給予，任何聲明或保證。賣方及其代理之代理並沒有亦不會參與物業按揭貸款之安排。買方不得就由於或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及其代理提出任何申索。

The Purchaser is advised to enquire with the Mortgagee on details before deciding to apply for the mortgage loan. All the above main terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Mortgagee and not related to the Vendor and its agent (all of which shall under no circumstances be liable for anything arising therefrom) and the rights of the Vendor under the agreement for sale and purchase of the relevant residential property shall not be affected. The Purchaser shall complete the purchase of the residential property and shall fully pay the Purchase Price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor and its agent as to the approval of the mortgage loan. The Vendor and its agent are not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and its agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.

- (ix) 物業按揭貸款受承按人不時所訂之其他條款及細則約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Mortgagee.

- (x) 有關物業按揭貸款之批核與否及按揭條款及條件以承按人之最終決定為準。

The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the Mortgagee.

- (4) (iv) 誰人負責支付買賣該發展項目中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development:

1. 如買方選擇由賣方律師於買賣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(不包括雜費，雜費須由買方支付)。

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 (excluding disbursements, which shall be paid by the Purchaser).

2. 如買方選擇由其他律師(即非賣方律師)於買賣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買賣合約及轉讓契的法律費用。

If the Purchaser chooses to instruct his own 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.

3. 買方須支付一概有關臨時買賣合約、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、任何從價印花稅、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、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (4) (v) 買方須為就買賣該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:

製作、登記及完成公契及管理協議及公契及管理協議分契(如有)(統稱「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

- (5) 賣方已委任地產代理在該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:

遠東發展地產代理有限公司 FAR EAST CONSORTIUM REAL ESTATE AGENCY LIMITED

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

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

(6) 賣方就該發展項目指定的互聯網網站的網址為: **www.astoriacrest.com.hk**

The address of the website designated by the Vendor for the Development is: **www.astoriacrest.com.hk**