

根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	天籟 VALAIS	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	新界古洞路28號及33號 28 & 33 Kwu Tung Road, New Territories		

重要告示：

1. 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。
2. 根據《一手住宅物業銷售條例》第 61 條，成交記錄冊的目的是向公眾人士提供列於記錄冊內關於該項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。記錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Note:

1. Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.
2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)		
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor		
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)					屋號 (House number) / 屋名 (Name of the house)	
02-03-2017	09-03-2017		庫爾大道17號洋房 Chur Avenue House No. 17				\$38,000,000		招標文件支付辦法 (支付辦法 T1) Payment Plan (Payment Plan T1) of Tender Document (請參閱招標文件內要約表格) (Please refer to the Offer Form of Tender Document) • 見備註/See Remarks 7 (b)(i) • 見備註/See Remarks 7 (b)(ii) • 見備註/See Remarks 7 (b)(iii) • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (c)(ii) 招標文件支付辦法 (支付辦法 T1) Payment Plan (Payment Plan T1) of Tender Document 見備註/See Remarks 7.1(a)(v) • 見備註/See Remarks 7.1(b)(i)(l) • 見備註/See Remarks 7.1(b)(ii)(b) • 見備註/See Remarks 7.1(b)(iii) • 見備註/See Remarks 7.1(c)(iv) • 見備註/See Remarks 7.1(c)(ii) • (在18-09-2019修訂) (revised on 18-09-2019)			
05-04-2017	12-04-2017		蘇黎世大道12號洋房 Zurich Avenue House No. 12				\$60,620,000		招標文件支付辦法 (支付辦法 TA1) Payment Plan (Payment Plan TA1) of Tender Document (請參閱招標文件內要約表格) (Please refer to the Offer Form of Tender Document) • 見備註/See Remarks 7 (b)(iv) • 見備註/See Remarks 7 (b)(vii) • 見備註/See Remarks 7 (b)(iii) • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (c)(ii) 招標文件靈活付款計劃 I (TA1) Flexible Payment Plan I (TA1) of Tender Document 見備註/See Remarks 7.1 (a)(i) • 見備註/See Remarks 7.1 (b)(i)(a) • 見備註/See Remarks 7.1 (b)(i)(d) • 見備註/See Remarks 7.1 (b)(i)(g) • 見備註/See Remarks 7.1 (b)(ii)(a) • 見備註/See Remarks 7.1 (c)(i) • 見備註/See Remarks 7.1 (b)(iii) • 見備註/See Remarks 7.1 (c)(ii) • (在18-09-2019修訂) (revised on 18-09-2019)			

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)	
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor	
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)					
			屋號 (House number) / 屋名 (Name of the house)								
11-07-2017	18-07-2017		莫里茲大道7號洋房 Moritz Avenue House No.7				\$38,800,000		招標文件支付辦法 (支付辦法 TA1) Payment Plan (Payment Plan TA1) of Tender Document (請參閱招標文件內要約表格) (Please refer to the Offer Form of Tender Document) • 見備註/See Remarks 7 (b)(iv) • 見備註/See Remarks 7 (b)(vii) • 見備註/See Remarks 7 (b)(iii) • 見備註/See Remarks 7 (e)(i) • 見備註/See Remarks 7 (e)(ii) 招標文件靈活付款計劃 I (TA1) Flexible Payment Plan I (TA1) of Tender Document 見備註/See Remarks 7.1 (a)(i) • 見備註/See Remarks 7.1 (b)(i)(a) • 見備註/See Remarks 7.1 (b)(i)(d) • 見備註/See Remarks 7.1 (b)(i)(g) • 見備註/See Remarks 7.1 (b)(ii)(a) • 見備註/See Remarks 7.1 (c)(i) • 見備註/See Remarks 7.1 (b)(iii) • 見備註/See Remarks 7.1 (c)(ii) • (在18-09-2019修訂) (revised on 18-09-2019)		
19-05-2019	24-05-2019		庫爾大道2號洋房 Chur Avenue House No. 2				\$38,567,400		招標文件靈活付款計劃 I (TA1) Flexible Payment Plan I (TA1) of Tender Document 見備註/See Remarks 7.1 (a)(i) • 見備註/See Remarks 7.1 (b)(i)(a) • 見備註/See Remarks 7.1 (b)(i)(d) • 見備註/See Remarks 7.1 (b)(i)(g) • 見備註/See Remarks 7.1 (b)(ii)(a) • 見備註/See Remarks 7.1 (c)(i) • 見備註/See Remarks 7.1 (b)(iii) • 見備註/See Remarks 7.1 (c)(ii) • 見備註/See Remarks 7.1 (d)(i)		
25-06-2019	03-07-2019		蘇黎世大道2號洋房 Zurich Avenue House No. 2				\$38,033,100		招標文件(TD1) 480日付款計劃 (TD1) 480 Days Payment Plan of Tender Document 見備註/See Remarks 7.1 (a)(iv) • 見備註/See Remarks 7.1 (b)(i)(i) • 見備註/See Remarks 7.1 (b)(i)(j) • 見備註/See Remarks 7.1 (b)(i)(k) • 見備註/See Remarks 7.1 (c)(iii) • 見備註/See Remarks 7.1 (b)(iv) • 見備註/See Remarks 7.1 (c)(ii)		

1. 關於臨時買賣合約的資料(即(A), (D), (E), (G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的1 個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。
Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的1 個工作日內，在此記錄冊(C)欄記入該日期。
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1 個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以"√"標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 –
 - (a) 該賣方屬法團，而該人是 –
 - (i) 該賣方的董事，或該董事的父母、配偶或子女；
 - (ii) 該賣方的經理；
 - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - (iv) 該賣方的有聯繫法團或控權公司；
 - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控權公司的經理；
 - (b) 該賣方屬個人，而該人是 –
 - (i) 該賣方的父母、配偶或子女；或
 - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - (c) 該賣方屬合夥，而該人是 –
 - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with"√" in column (H) in this register. A person is a related party to a vendor if –

- (a) where that vendor is a corporation, the person is –
 - (i) a director of that vendor, or a parent, spouse or child of such a director;
 - (ii) a manager of that vendor;
 - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - (iv) an associate corporation or holding company of that vendor;
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - (vi) a manager of such an associate corporation or holding company;
 - (b) where that vendor is an individual, the person is –
 - (i) a parent, spouse or child of that vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
 - (c) where that vendor is a partnership, the person is –
 - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.
7. (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

- (b) 可就購買該項目中的指定住宅物業而連帶獲得的財務優惠
Financial advantages to be made available in connection with the purchase of a specified residential property in the Development
 - (i) 「印花稅優惠」- 包括『「印花稅現金回贈」金額相等於買方就正式合約應付的並以《2014印花稅(修訂)(第 2 號)條例》所列出的稅率計算的從價印花稅的80%或(如適用)買家印花稅的100%(視情況而定)及「過渡性貸款- 印花稅繳款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(最高金額為就正式合約應付的並以《2014印花稅(修訂)(第 2 號)條例》所列出的稅率計算的從價印花稅的80%或(如適用)買家印花稅的80%(視情況而定)或「港幣\$10,000現金回贈」』為免疑問，印花稅現金回贈及過渡性貸款的金額無論如何也不會以政府於2016年11月4日公佈的建議徵收的15%從價印花稅新稅率計算
'Stamp Duty Offer(s)' - Including "'Stamp Duty Cash Rebate' (The amount shall be equal to 80% of the ad valorem stamp duty under and calculated at the rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014 or (if applicable) 100% of the buyer's stamp duty (as the case may be) chargeable on the Agreement.)" AND "'Transitional Loan - Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (The maximum Transitional Loan amount shall be 80% of the ad valorem stamp duty under and calculated at the rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014 or (if applicable) 80% of the buyer's stamp duty (as the case may be) chargeable (For the avoidance of doubt, the amount of Stamp Duty Cash Rebate shall not in any event be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016) on the Agreement.) OR 'HK\$10,000 Cash Rebate' " For the avoidance of doubt, the amount of Stamp Duty Cash Rebate and Transitional Loan shall not in any event be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016
 - (ii) 「免息前期貸款(只適用於買方為個人)」- 「最高金額為樓價的15%」
'Interest-Free Part Payment Financing (only applicable to the Purchaser who is an individual)' - 'The maximum amount of the Part Payment Financing shall be 15% of the purchase price'

- (iii) 「備用按揭貸款優惠」- 包括「備用第一按揭貸款(『第一按揭貸款』)- 最高金額為淨樓價的80%」或「備用第二按揭貸款(『第二按揭貸款』)- 最高金額為淨樓價的25%」
'Standby Mortgage Loan Offers' - Including "Standby First Mortgage Loan ("First Mortgage Loan") - The maximum First Mortgage Loan amount shall be 80% of the net purchase price" OR "Standby Second Mortgage Loan ("Second Mortgage Loan")" - The maximum Second Mortgage Loan amount shall be 25% of the net purchase price"
- (iv) 「印花稅優惠」- 包括『「印花稅現金回贈」金額相等於以從價印花稅以較低稅率（第2標準）計算的從價印花稅的100%，上限為樓價的4.25%及「過渡性貸款- 印花稅繳款」（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）最高金額為就正式合約應付的從價印花稅的70%，上限為樓價的2.975%或「港幣\$10,000現金回贈」』
'Stamp Duty Offer(s)' - Including "'Stamp Duty Cash Rebate' (The amount shall be equal to 100% of the ad valorem stamp duty calculated at lower rates (Scale 2), subject to a cap of 4.25% of the purchase price." AND "'Transitional Loan - Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (The maximum Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the Agreement, subject to a cap of 2.975% of the purchase price OR 'HK\$10,000 Cash Rebate' "
- (v) 「印花稅優惠」- 包括『「印花稅現金回贈」印花稅現金回贈的金額相等於就正式合約應付的從價印花稅的70%及「過渡性貸款- 印花稅繳款」（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）最高金額為就正式合約應付的從價印花稅的70%或「港幣\$10,000現金回贈」』
'Stamp Duty Offer(s)' - Including "'Stamp Duty Cash Rebate' (The amount shall be equal to 70% of the ad valorem stamp duty chargeable on the Agreement." AND "'Transitional Loan - Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The maximum Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the Agreement OR 'HK\$10,000 Cash Rebate' "
- (vi) 「印花稅優惠」- 包括『「印花稅現金回贈」金額相等於買方就正式合約應付的買家印花稅的100%及「過渡性貸款- 印花稅繳款」（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）最高金額為就正式合約應付的買家印花稅的70%或「港幣\$10,000現金回贈」』
'Stamp Duty Offer(s)' - Including "'Stamp Duty Cash Rebate' (The amount shall be equal to 100% of the buyer's stamp duty chargeable on the Agreement. " AND "'Transitional Loan - Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (The maximum Transitional Loan amount shall be 70% of the buyer's stamp duty chargeable on the Agreement OR 'HK\$10,000 Cash Rebate' "
- (vii) 「免息前期貸款(只適用於買方為個人)」- 「最高金額為樓價的10%」
'Interest-Free Part Payment Financing (only applicable to the Purchaser who is an individual)' - 'The maximum amount of the Part Payment Financing shall be 10% of the purchase price'
- (c) 可就購買該項目中的指定住宅物業而連帶獲得的利益
Benefit to be made available in connection with the purchase of a specified residential property in the Development
- (i) 「提前成交現金回贈」
'Early Completion Cash Rebate'
- (ii) 「首3年保修優惠」
'First 3 Years Warranty Offer'
- (d) 可就購買該項目中的指定住宅物業而連帶獲得的贈品
Gift to be made available in connection with the purchase of a specified residential property in the Development
- (i) 「傢俱和物件優惠」
'Furniture and Chattels Offer'

7.1 (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

於本備註7.1內，「樓價」指相關招標文件中所列之價錢，即臨時買賣合約中訂明的住宅物業的售價及(E)欄所指的「成交金額」。

In this Remark 7.1, "Purchase Price" means the price set out in the relevant Tender Document (i.e. the price of the Residential Property stated in the Preliminary Agreement for Sale and Purchase and the Transaction Price stated in Column (E)).

- (a) 支付條款包括售價的任何折扣（只適用於以投標方式購買的物業）
the terms of payment include any discount on the price (Applicable for properties purchased by way of tender only)
- (i) 靈活付款計劃 I (TA1)
Flexible Payment Plan I (TA1)
- 臨時訂金即樓價5%於投標書獲賣方接納當日（即接納書的日期）繳付
 - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
 - 樓價5%於接納書的日期後30日內繳付
 - 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
 - 樓價5%於接納書的日期後120日內繳付
 - 5% of the Purchase Price shall be paid within 120 days after the date of Letter of Acceptance
 - 樓價5%於接納書的日期後300日內繳付
 - 5% of the Purchase Price shall be paid within 300 days after the date of Letter of Acceptance
 - 樓價80%（樓價餘額）於接納書的日期後480日內繳付
 - 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 480 days after the date of Letter of Acceptance
- (ii) 靈活付款計劃 II (TB1)
Flexible Payment Plan II (TB1)
- 臨時訂金即樓價5%於投標書獲賣方接納當日（即接納書的日期）繳付
 - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
 - 樓價5%於接納書的日期後30日內繳付
 - 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
 - 樓價5%於接納書的日期後120日內繳付
 - 5% of the Purchase Price shall be paid within 120 days after the date of Letter of Acceptance
 - 樓價5%於接納書的日期後300日內繳付
 - 5% of the Purchase Price shall be paid within 300 days after the date of Letter of Acceptance
 - 樓價80%（樓價餘額）於接納書的日期後480日內繳付
 - 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 480 days after the date of Letter of Acceptance

(iii) BSD靈活付款計劃 (TC1)

BSD Flexible Payment Plan (TC1)

- 臨時訂金即樓價5%於投標書獲賣方接納當日 (即接納書的日期) 繳付
- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 樓價5%於接納書的日期後30日內繳付
- 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
- 樓價5%於接納書的日期後120日內繳付
- 5% of the Purchase Price shall be paid within 120 days after the date of Letter of Acceptance
- 樓價5%於接納書的日期後300日內繳付
- 5% of the Purchase Price shall be paid within 300 days after the date of Letter of Acceptance
- 樓價80% (樓價餘額) 於接納書的日期後480日內繳付
- 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 480 days after the date of Letter of Acceptance

(iv) (TD1) 480日付款計劃

(TD1) 480 Days Payment Plan

- 臨時訂金即樓價5%於投標書獲賣方接納當日 (即接納書的日期) 繳付
- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 加付訂金即樓價5%於接納書的日期後30日內繳付
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
- 樓價5%於接納書的日期後120日內繳付
- 5% of the Purchase Price shall be paid within 120 days after the date of Letter of Acceptance
- 樓價5%於接納書的日期後300日內繳付
- 5% of the Purchase Price shall be paid within 300 days after the date of Letter of Acceptance
- 樓價80% (樓價餘額) 於接納書的日期後480日內繳付
- 80% of the Purchase Price (balance of purchase price) shall be paid within 480 days after the date of Letter of Acceptance

(v) 支付辦法 T1

Payment Plan T1

- 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付
- A preliminary deposit equivalent to 5% of the purchase price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- 相等於樓價 5%於接納書的日期後 30 日內繳付
- 5% of the purchase price shall be paid within 30 days after the date of Letter of Acceptance
- 相等於樓價 5%於接納書的日期後 120 日內繳付
- 5% of the purchase price shall be paid within 120 days after the date of Letter of Acceptance
- 相等於樓價 5%於接納書的日期後 300 日內繳付
- 5% of the purchase price shall be paid within 300 days after the date of Letter of Acceptance
- 相等於樓價 5%於接納書的日期後 480 日內繳付
- 5% of the purchase price shall be paid within 480 days after the date of Letter of Acceptance
- 相等於樓價 75%(樓價餘額)於接納書的日期後 660 日內繳付
- 75% of the purchase price (balance of the purchase price) shall be paid within 660 days after the date of the Letter of Acceptance

(b) 可就購買該項目中的指定住宅物業而連帶獲得的財務優惠

Financial advantages to be made available in connection with the purchase of a specified residential property in the Development

(i) 印花稅優惠

Stamp Duty Offer(s)

- (a) 買方在按正式合約完成該物業買賣交易的情況下，可獲賣方提供印花稅現金回贈 (『印花稅現金回贈』)。印花稅現金回贈的金額相等於以從價印花稅以較低稅率 (第2標準) 計算的從價印花稅的100%，上限為樓價的4.25%
Subject to the completion of the sale and purchase of the Property in accordance with the Agreement, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to 100 % of the ad valorem stamp duty calculated at lower rates (Scale 2), subject to a cap of 4.25% of the Purchase Price
- (b) 買方在按正式合約完成該物業買賣交易的情況下，可獲賣方提供印花稅現金回贈 (『印花稅現金回贈』)。印花稅現金回贈的金額相等於就正式合約應付的從價印花稅的70%
Subject to the completion of the sale and purchase of the Property in accordance with the Agreement, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to 70 % of the ad valorem stamp duty chargeable on the Agreement
- (c) 買方在按正式合約完成該物業買賣交易的情況下，可獲賣方提供印花稅現金回贈 (『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就正式合約應付的買家印花稅的100%
Subject to the completion of the sale and purchase of the Property in accordance with the Agreement, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to 100 % of the buyer's stamp duty chargeable on the Agreement
- (d) 「過渡性貸款－印花稅繳款」 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人) - 過渡性貸款的最高金額為就正式合約應付的從價印花稅的70%，上限為樓價的2.975%
'Transitional Loan-Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) - The maximum Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the Agreement, subject to a cap of 2.975% of the Purchase Price
- (e) 「過渡性貸款－印花稅繳款」 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人) - 過渡性貸款的最高金額為就正式合約應付的從價印花稅的70%
'Transitional Loan-Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) - The maximum Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the Agreement
- (f) 「過渡性貸款－印花稅繳款」 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人) - 過渡性貸款的最高金額為就正式合約應付的買家印花稅的70%
'Transitional Loan-Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) - The maximum Transitional Loan amount shall be 70% of the buyer's stamp duty chargeable on the Agreement
- (g) 如買方沒有使用過渡性貸款，在買方按正式合約完成物業買賣交易的情況下，可獲額外港幣\$10,000現金回贈
If the Purchaser has not utilized the Transitional Loan, subject to completion of the sale and purchase of the Property in accordance with the Agreement, an extra cash rebate of HK\$10,000 would be offered to the Purchaser
- (h) 買方在按正式合約完成買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於樓價的10.5%

Subject to the completion of the sale and purchase in accordance with the Agreement, the Purchaser shall be entitled to a Stamp Duty Cash Rebate as offered by the Vendor which amount shall be equal to 10.5% of the Purchase Price

- (i) 買方在按正式合約完成買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於樓價的2.975%

Subject to the completion of the sale and purchase in accordance with the Agreement, the Purchaser shall be entitled to a Stamp Duty Cash Rebate as offered by the Vendor which amount shall be equal to 2.975% of the Purchase Price

- (j) 印花稅過渡性貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）- 如買方享有印花稅現金回贈，買方可向指定財務機構申請印花稅過渡性貸款，印花稅過渡性貸款的最高金額為(i)就正式合約應付的從價印花稅的70%；或(ii)於要約表格中所指明的印花稅現金回贈的金額，以較低者為準

Stamp Duty Transitional Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) - If the Purchaser is entitled to the Stamp Duty Cash Rebate, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company. The maximum Stamp Duty Transitional Loan amount shall be (i) 70% of the ad valorem stamp duty chargeable on the Agreement; or (ii) the amount of the Stamp Duty Cash Rebate specified in the Offer Form, whichever is lower

- (k) 如買方享有印花稅現金回贈及沒有使用過渡性貸款，在買方按正式合約完成該物業買賣交易的情況下，可獲港幣\$5,000現金回贈

If the Purchaser is entitled to the Stamp Duty Cash Rebate and not utilized the Transitional Loan, subject to completion of sale and purchase of the Property in accordance with the Agreement, a cash rebate of HK\$5,000 would be offered to the Purchaser

- (l) 「印花稅優惠」- 包括『「印花稅現金回贈」買方在按正式合約完成該物業買賣交易及全數償還過渡性貸款的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就正式合約應付的並以《2014印花稅(修訂)(第2號)條例》所列出的稅率計算的從價印花稅的80%或(如適用)買家印花稅的100%(視情況而定)及「過渡性貸款- 印花稅繳款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(最高金額為就正式合約應付的並以《2014印花稅(修訂)(第2號)條例》所列出的稅率計算的從價印花稅的80%或(如適用)買家印花稅的80%(視情況而定)或「港幣\$10,000現金回贈」如買方沒有使用過渡性貸款，在買方按正式合約完成物業買賣交易的情況下，可獲額外港幣\$10,000現金回贈』為免疑問，印花稅現金回贈及過渡性貸款的金額無論如何也不會以政府於2016年11月4日公佈的建議徵收的15%從價印花稅新稅率計算

'Stamp Duty Offer(s)' - Including "'Stamp Duty Cash Rebate' (Subject to the completion of the sale and purchase of the Property in accordance with the Agreement and the full repayment of the Transitional Loan, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 80% of the ad valorem stamp duty under and calculated at the rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014 or (if applicable) 100% of the buyer's stamp duty (as the case may be) chargeable on the Agreement.)" AND

"'Transitional Loan - Stamp Duty Payment' (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (The maximum Transitional Loan amount shall be 80% of the ad valorem stamp duty under and calculated at the rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014 or (if applicable) 80% of the buyer's stamp duty (as the case may be) chargeable (For the avoidance of doubt, the amount of Stamp Duty Cash Rebate shall not in any event be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016) on the Agreement.) OR 'HK\$10,000 Cash Rebate' If the Purchaser has not utilized the Transitional Loan, subject to completion of the sale and purchase of the Property in accordance with the Agreement, an extra cash rebate of HK\$10,000 would be offered to the Purchaser" For the avoidance of doubt, the amount of Stamp Duty Cash Rebate and Transitional Loan shall not in any event be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016

- (ii) 免息前期貸款（只適用於買方為個人）

Interest-Free Part Payment Financing (only applicable to the Purchaser who is an individual)

- (a) 買方可向賣方的指定財務機構申請免息前期貸款 - 最高金額為樓價的10%

The Purchaser may apply for the Interest-Free Part Payment Financing from the Vendor's designated financing company - The maximum amount of the Part Payment Financing shall be 10% of the Purchase Price

- (b) 買方可向賣方的指定財務機構申請免息前期貸款 - 最高金額為樓價的15%

The Purchaser may apply for the Interest-Free Part Payment Financing from the Vendor's designated financing company - The maximum amount of the Part Payment Financing shall be 15% of the Purchase Price

- (iii) 備用按揭貸款優惠

Standby Mortgage Loan Offers

買方可向賣方的指定財務機構申請以下其中一項貸款：

The Purchaser may apply for ONLY ONE of the following loans from the Vendor's designated financing company:

- (a) 備用第一按揭貸款 - 最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額；或

Standby First Mortgage Loan - The maximum First Mortgage Loan amount shall be 80% of the net Purchase Price, provided that the loan amount shall not exceed the balance of the purchase price payable; or

- (b) 備用第二按揭貸款 - 最高金額為淨樓價的25%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過應繳付之樓價餘額。

Standby Second Mortgage Loan - The maximum Second Mortgage Loan amount shall be 25% of the net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and second mortgage loan offered shall not exceed the balance of purchase price payable.

- (iv) 貸款優惠

Loan Offer

買方可享有以下其中一項優惠：

The Purchaser shall be entitled to ONLY ONE of the following benefits:

- (a) 備用第一按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）- 買方可向賣方的指定財務機構申請備用第一按揭貸款。備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額；或

Standby First Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) - The Purchaser can apply to the Vendor's designated financing company

for the Standby First Mortgage Loan. The maximum loan amount of the Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of the purchase price payable; or

- (b) 備用第二按揭貸款（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）- 買方可向賣方的指定財務機構申請備用第二按揭貸款。備用第二按揭貸款的最高金額為淨樓價的25%或應繳付之樓價餘額，以較低者為準

Standby Second Mortgage Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) - The Purchaser can apply to the Vendor's designated financing company

for the Standby Second Mortgage Loan. The maximum loan amount of the Standby Second Mortgage Loan shall be 25% of the net purchase price or the balance of purchase price payable, whichever is lower

- (c) 可就購買該項目中的指定住宅物業而連帶獲得的利益

Benefit to be made available in connection with the purchase of a specified residential property in the Development

- (i) 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如買方提前於接納書的日期後120日內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出樓價5%的現金回贈

Where the Purchaser settles the balance of the purchase price within 120 days after the date of the Letter of Acceptance, the Purchaser shall be entitled to a cash rebate of 5% of the Purchase Price offered by the Vendor

- (b) 如買方提前於接納書的日期後121日至300日期間內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出樓價3%的現金回贈

Where the Purchaser settles the balance of the purchase price within the period from 121 days to 300 days after the date of the Letter of Acceptance, the Purchaser shall be entitled to a cash rebate of 3% of the Purchase Price offered by the Vendor

- (ii) 「首3年保修優惠」

'First 3 Years Warranty Offer'

- (iii) 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如買方於接納書的日期後120日內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出樓價5%的現金回贈

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the Property within 120 days after the date of the Letter of Acceptance, the Purchaser shall be entitled to a cash rebate of 5% of the Purchase Price offered by the Vendor

- (b) 如買方於接納書的日期後121日至300日期間內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出樓價3%的現金回贈

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the Property within the period from 121 days to 300 days after the date of the Letter of Acceptance, the Purchaser shall be entitled to a cash rebate of 3% of the Purchase Price offered by the Vendor

- (iv) 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如買方提前於接納書的日期後120日內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出樓價10%的現金回贈

Where the Purchaser settles the balance of the purchase price within 120 days after the date of the Letter of Acceptance, the Purchaser shall be entitled to a cash rebate of 10% of the Purchase Price offered by the Vendor

(b) 如買方提前於接納書的日期後121日至300日期間內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出樓價8%的現金回贈

Where the Purchaser settles the balance of the purchase price within the period from 121 days to 300 days after the date of the Letter of Acceptance, the Purchaser shall be entitled to a cash rebate of 8% of the Purchase Price offered by the Vendor

(c) 如買方提前於接納書的日期後301日至480日期間內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出樓價6%的現金回贈

Where the Purchaser settles the balance of the purchase price within the period from 301 days to 480 days after the date of the Letter of Acceptance, the Purchaser shall be entitled to a cash rebate of 6% of the Purchase Price offered by the Vendor

(d) 可就購買該項目中的指定住宅物業而連帶獲得的贈品

Gift to be made available in connection with the purchase of a specified residential property in the Development

(i) 「傢俱和物件優惠」

'Furniture and Chattels Offer'

8. 下述互聯網可連結到此發展項目的價單: www.valais.com.hk

The price list(s) of the development can be found in the following website : www.valais.com.hk

更新日期及時間: 10:30 AM,18-09-2019
(日-月-年)

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