

## 根據《一手住宅物業銷售條例》第 60條所備存的成交紀錄冊

### 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

期數名稱 Name of Phase	愛海頌 Seaside Sonata	期數(如有) Phase No. (if any)	---
期數位置 Location of Phase	海壇街218號(適用於第1座)^ 海壇街203號 (適用於第2座)^ 海壇街201號 (適用於第3及5座)^ 218 Hai Tan Street (applicable to Tower 1)^ 203 Hai Tan Street (applicable to Tower 2)^ 201 Hai Tan Street (applicable to Towers 3 and 5)^		

- 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，期數的成交紀錄冊的目的是向公眾人士提供列於成交紀錄冊的關於期數的交易資料，以使公眾人士了解香港的住宅物業市場狀況。成交紀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 of Transactions of the Phase is to provide a member of the public with the transaction information relating to the Phase, as set out in the Register of Transactions for understanding the residential property market conditions in Hong Kong. The personal data in the Register of Transactions should not be used for any purpose not related to the specified purpose.

^ 此等臨時門牌號數有待發展項目建成時確認。

These provisional street numbers are subject to confirmation when the Development is completed.

第二部份：交易資料

Part 2: Information on Transactions

(A) 臨時買賣合約 的日期 (日-月-年)	(B) 買賣合約 的日期 (日-月-年)	(C) 終止買賣合約 的日期 (如適用) (日-月-年)	(D) 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)				(E) 成交金額	(F) 售價修改的細節及 日期 (日-月-年)	(G) 支付條款	(H) 買方是 賣方的 有關連人士
Date of PASP (DD-MM-YYYY)	Date of ASP (DD-MM-YYYY)	Date of termination of ASP (if applicable) (DD-MM-YYYY)	大廈 名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)	Transaction Price	Details and date (DD-MM-YYYY) of any revision of price	Terms of Payment	The purchaser is a related party to the vendor

### 第三部份：備註

### Part 3 : Remarks

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，賣方須在此紀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，須在此紀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，在此紀錄冊 (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紀錄冊 (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) 於本備註 7 內，「售價」指相關價單第二部份表中所列之價錢，而「相關價單」指有關住宅物業之價單，該價單在(G)欄列出。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

In this Remark 7, “Price” means the price set out in the schedule in Part 2 of the price list concerned, and “price list concerned” means the price list in relation to the residential property concerned, which said price list is set out in column (G). The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

- (c) (i) 相關價單中支付條款(一) 即供 A 付款計劃 – 照售價減 4%
- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
  - 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
  - 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 210 天內繳付。

Terms of Payment (1) under the price list concerned – Immediate Payment Plan A – 4% discount on the Price

- 5% of the Transaction Price being the Preliminary Deposit 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 thereafter.
- 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.

(ii) 相關價單中支付條款(二) 360A 靈活付款計劃 – 照售價減 3%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 2% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 成交金額 2% 加付訂金於買方簽署臨時買賣合約後 210 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 300 天內繳付。
- 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

Terms of Payment (2) under the price list concerned –360A Flexible Payment Plan –3% discount on the Price

- 5% of the Transaction Price being the Preliminary Deposit 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 thereafter.
- 2% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 2% of the Transaction Price being the Further Deposit shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 300 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

(iii) 相關價單中支付條款(三) 建築期 A 付款計劃- 照售價減 0.5%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 2% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 成交金額 2% 加付訂金於買方簽署臨時買賣合約後 210 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 300 天內繳付。
- 成交金額 1% 於買方簽署臨時買賣合約後 360 天內繳付。
- 成交金額 1% 於買方簽署臨時買賣合約後 420 天內繳付。
- 成交金額 1% 於買方簽署臨時買賣合約後 480 天內繳付。
- 成交金額 1% 於買方簽署臨時買賣合約後 540 天內繳付，或賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
- 成交金額 1% 於買方簽署臨時買賣合約後 600 天內繳付，或賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
- 成交金額 85% 成交金額餘款於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。

Terms of Payment (3) under the price list concerned –Regular Payment Plan A–0.5% discount on the Price

- 5% of the Transaction Price being the Preliminary Deposit 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 thereafter.
- 2% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 2% of the Transaction Price being the Further Deposit shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 300 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price shall be paid within 420 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price shall be paid within 480 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price shall be paid within 540 days after the Purchaser signs the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is the earlier.
- 1% of the Transaction Price shall be paid within 600 days after the Purchaser signs the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is the earlier.
- 85% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

(iv) 相關價單中支付條款(四) 即供 B 付款計劃 – 照售價減 4%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 3% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 成交金額 92% 成交金額餘款於買方簽署臨時買賣合約後 210 天內繳付。

Terms of Payment (4) under the price list concerned – Immediate Payment Plan B – 4% discount on the Price

- 5% of the Transaction Price being the Preliminary Deposit 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 thereafter.
- 3% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 92% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.

(v) 相關價單中支付條款(五) 360B 靈活付款計劃 – 照售價減 3%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 210 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 300 天內繳付。
- 成交金額 92% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

Terms of Payment (5) under the price list concerned – 360B Flexible Payment Plan – 3% discount on the Price

- 5% of the Transaction Price being the Preliminary Deposit 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 thereafter.
- 1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 300 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 92% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

(vi) 相關價單中支付條款(六) 建築期 B 付款計劃 - 照售價減 0.5%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 210 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 360 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 480 天內繳付。
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 600 天內繳付，或賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
- 成交金額 90% 成交金額餘款於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。

Terms of Payment (6) under the price list concerned –Regular Payment Plan B–0.5% discount on the Price

- 5% of the Transaction Price being the Preliminary Deposit 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 thereafter.
- 1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 210 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 480 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 1% of the Transaction Price being the Further Deposit shall be paid within 600 days after the Purchaser signs the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is the earlier.
- 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

- (d) 「置業折扣」優惠：於 2019 年 11 月 30 日或之前簽署臨時買賣合約購買相關價單所列之住宅物業之買方可獲額外售價 2% 折扣。  
 “Property Purchase Discount” Benefit: An extra 2% discount on the Price for purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in the relevant price list on or before 30th November 2019.
- (e) 「印花稅折扣」優惠：簽署臨時買賣合約購買相關價單所列之住宅物業之買方可獲額外售價 15% 折扣作為印花稅津貼。  
 “Stamp Duty Discount” Benefit : An extra 15% discount on the Price for purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in the relevant price list as a subsidy to the stamp duty.
- (f) 「家庭認購優惠」  
 如買方簽署臨時買賣合約購買任何一個「優惠適用住宅物業」（該獲購之「優惠適用住宅物業」稱為「指定住宅物業」），而「指定住宅物業」加上其「關聯住宅物業」之總數為 2 個或以上：
- (a) 如「指定住宅物業」之臨時買賣合約及「關聯住宅物業」之臨時買賣合約為同時簽署或如「指定住宅物業」及「關聯住宅物業」受同一份臨時買賣合約涵蓋，則每一「指定住宅物業」及「關聯住宅物業」之買方可獲額外售價 1% 折扣；或
- (b) 如「關聯住宅物業」之臨時買賣合約於「指定住宅物業」之臨時買賣合約簽署後但於「指定住宅物業」之臨時買賣合約日期當日或該日後 60 天內簽署，且該「指定住宅物業」之臨時買賣合約或買賣合約仍然存續，則只有「關聯住宅物業」之買方可獲額外售價 1% 折扣。

註：

- (I) 「優惠適用住宅物業」指以下任何住宅物業：發展項目第 3 座 20-40 樓之 A 或 B 單位 或 第 5 座 20-40 樓之 A 或 B 單位；
- (II) 如發展項目住宅物業為「優惠適用住宅物業」並符合下列任何一項，即為一「指定住宅物業」之「關聯住宅物業」：
- (a) 該住宅物業之買方（或組成該買方之任何人士）為「指定住宅物業」之買方（或組成該買方之任何人士），或「指定住宅物業」之買方（或組成該買方之任何人士）之「近親」；或
- (b) 該住宅物業之買方（或組成該買方之任何人士）為「指定住宅物業」之任何其他「關聯住宅物業」之買方（或組成該買方之任何人士），或「指定住宅物業」之任何其他「關聯住宅物業」之買方（或組成該買方之任何人士）之「近親」。
- (III) 「近親」指任何個人的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈、岳母、翁姑、女婿及媳婦。
- (IV) 於任何情況下，每一個住宅物業只可獲一次「家庭認購優惠」，不論該住宅物業是否屬多於一個「指定住宅物業」之「關聯住宅物業」。

“Family Purchase Benefit”

If a Purchaser signs a preliminary agreement for sale and purchase to purchase any Benefit Applicable Residential Property (the Benefit Applicable Residential Property so purchased will be referred to as the “Designated Residential Property”), and the total number of the Designated Residential Property plus its Related Residential Property is 2 or above:

- (a) an extra 1% discount on the Price will be offered to the Purchaser of each of the Designated Residential Property and the Related Residential Property, if the preliminary agreement for sale and purchase of the Designated Residential Property and that of the Related Residential Property are signed at the same time or if the Designated Residential Property and the Related Residential Property are covered by one single preliminary agreement for sale and purchase; or
- (b) an extra 1% discount on the Price will only be offered to the Purchaser of the Related Residential Property if the preliminary agreement for sale and purchase of the Related Residential Property is signed after the signing of the preliminary agreement for sale and purchase of the Designated Residential Property but on the same date of or within 60 days after the date of the preliminary agreement for sale and purchase of the Designated Residential Property, and the preliminary agreement for sale and purchase or the agreement for sale and purchase of the Designated Residential Property is still subsisting.

Notes:

- (I) “Benefit Applicable Residential Property” means any of the following residential properties: Flat A or B on 20-40/F of Tower 3 or Flat A or B on 20-40/F of Tower 5 of the Development;
- (II) A residential property of the Development is a “Related Residential Property” of a Designated Residential Property if it is a Benefit Applicable Residential Property and any of the following conditions is satisfied:
- (a) the Purchaser (or any person comprising that Purchaser) of that residential property is the Purchaser (or any person comprising that Purchaser) of the Designated Residential Property, or a Close Relative of the Purchaser (or any person comprising that Purchaser) of the Designated Residential Property; OR
- (b) the Purchaser (or any person comprising that Purchaser) of that residential property is the Purchaser (or any person comprising that Purchaser) of any other Related Residential Property of the Designated Residential Property, or a Close Relative of the Purchaser (or any person comprising that Purchaser) of any other Related Residential Property of the Designated Residential Property.
- (III) “Close Relatives” means a spouse, parent, child, sibling, grandparent, grandchild, parent-in-law and child-in-law of a person.
- (IV) In any circumstances, each residential property shall be entitled to “Family Purchase Benefit” once only, whether or not such residential property is a Related Residential Property of more than one Designated Residential Property.

(g) 「升級換樓優惠」

簽署臨時買賣合約購買相關價單所列之住宅物業之買方，如符合下列任何一項並能於簽署臨時買賣合約時出示令賣方滿意之關係證明文件及業權證明文件，可獲額外售價 1% 折扣：

1. 買方（或組成該買方之任何人士）或買方（或組成該買方之任何人士）之任何一位近親為香港任何一個住宅物業之業主（或組成該業主之任何人士）；或
  2. 買方（或組成該買方之任何人士）或買方（或組成該買方之任何人士）之任何一位近親為一公司之註冊董事，而該公司為香港任何一個住宅物業之業主（或組成該業主之任何公司）。
- 註： 「近親」指任何個人的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈、岳母、翁姑、女婿及媳婦。

“Upgrade Purchase Benefit”

An extra 1% discount on the Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any residential property in the relevant price list subject to one of the following conditions being satisfied and sufficient relationship proof and title documents proof must be provided to the satisfaction of the Vendor upon signing the preliminary agreement for sale and purchase:

1. The Purchaser (or any person comprising that Purchaser) or a Close Relative of the Purchaser (or any person comprising that Purchaser) is an owner (or any person comprising that owner) of any residential property in Hong Kong; OR
2. The Purchaser (or any person comprising that Purchaser) or a Close Relative of the Purchaser (or any person comprising that Purchaser) is a director of a company and that company is an owner (or any company comprising that owner) of any residential property in Hong Kong.

Note: “Close Relatives” means a spouse, parent, child, sibling, grandparent, grandchild, parent-in-law and child-in-law of a person.

(h) 「成交金額 50%<sup>Ⓢ</sup> 第一按揭」安排

買方可向 “Winchesto Finance Company Limited” 或 “Starcom Venture Limited” 或如此聘用的人介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 50%<sup>Ⓢ</sup> 或物業估價（由介紹之第一承按人釐定）之 50%<sup>Ⓢ</sup>（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下主要條款及條件規限：

1. 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
2. 第一按揭年期必須不長於 25 年。
3. 第一按揭首 36 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減 2.85% p.a. (P-2.85%)計算。其後之年利率以最優惠利率(P)加 1% p.a. (P+1%)計算。P 為浮動利率，於相關價單日期 P 為每年 5.125%。最終按揭利率以介紹之第一承按人審批結果而定，賣方或如此聘用的人並無就其作出，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。
4. 所有第一按揭之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。

第一按揭條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之批核概以介紹之第一承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。賣方或如此聘用的人並無或不得被視為就第一按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

<sup>Ⓢ</sup> 在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “first mortgage for 50% of Transaction Price<sup>Ⓢ</sup>”

The Purchaser may apply to “Winchesto Finance Company Limited” or “Starcom Venture Limited” or any other company referred by the Person so Engaged (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 50% of the Transaction Price<sup>Ⓢ</sup> or 50% of the valuation of the property<sup>Ⓢ</sup> (as determined by the Referred First Mortgagee) (whichever is lower) (the “First Mortgage”). The First Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
2. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 36 months of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.85% per annum (P-2.85%). The interest rate for the rest of the term of the First Mortgage shall be Prime Rate plus 1% per annum (P+1%). P is subject to fluctuation. P as at the date of the relevant price list is 5.125% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the First Mortgage must be prepared by the solicitors' firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor or the Person so Engaged (who 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 Vendor or the Person so Engaged in respect of the terms and conditions and the approval of applications for the First Mortgage.

<sup>Ⓢ</sup> The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

(i) 「成交金額 30%<sup>®</sup> 第二按揭」安排

買方可向 “Winchesto Finance Company Limited” 或 “Starcom Venture Limited” 或如此聘用的人介紹之其他公司（「介紹之第二承按人」）申請最高達成交金額之 30%<sup>®</sup> 或物業估價（由介紹之第二承按人釐定）之 30%<sup>®</sup>（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 80%<sup>®</sup> 或物業估價之 80%<sup>®</sup>（以較低者為準），第二按揭及其申請受以下主要條款及條件規限：

1. 買方須先確定第一按揭銀行/財務機構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它貸款之每月總還款額不超過其每月總入息之一半。
2. 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。
3. 第二按揭首 36 個月的年利率以介紹之第二承按人引用之最優惠利率(P)減 2.85% p.a. (P-2.85%)計算。其後的年利率以最優惠利率(P)加 1% p.a. (P+1%)計算。P 為浮動利率，於相關價單日期 P 為每年 5.125%。最終按揭利率以介紹之第二承按人審批結果而定，賣方或如此聘用的人並無就其作出，或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。
4. 所有第二按揭之文件必須由介紹之第二承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向第一按揭銀行/財務機構及介紹之第二承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件及申請手續。

第二按揭條款及批核條件僅供參考，介紹之第二承按人保留不時更改第二按揭條款及批核條件的權利。

有關第二按揭之按揭條款及條件以及申請之批核概以介紹之第二承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。賣方或如此聘用的人並無或不得被視為就第二按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

<sup>®</sup>在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “second mortgage for 30% of Transaction Price<sup>®</sup>”

The Purchaser may apply to “Winchesto Finance Company Limited” or “Starcom Venture Limited” or any other company referred by the Person so Engaged (the “Referred Second Mortgagee”) for second mortgage with a maximum loan amount equivalent to 30% of the Transaction Price<sup>®</sup> or 30% of the valuation of the property<sup>®</sup> (as determined by the Referred Second Mortgagee) (whichever is lower) (the “Second Mortgage”). The total loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price<sup>®</sup> or 80% of the valuation of the property<sup>®</sup> (whichever is lower). The Second Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank/financial institution 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, the Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.
3. The interest rate of the first 36 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.85% per annum (P-2.85%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate plus 1% per annum (P+1%). P is subject to fluctuation. P as at the date of the relevant price list is 5.125% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the Second Mortgage must be prepared by the solicitors’ firm designated by the Referred Second Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with the first mortgagee bank/financial institution and Padraic Finance Limited, the service agency of the Referred Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the first mortgage and the Second Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the Second Mortgage are for reference only, the Referred Second Mortgagee reserves the right to change the terms and conditions and approval conditions of the Second Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the Second Mortgage are subject to the final decision of the Referred Second Mortgagee, and are not related to the Vendor or the Person so Engaged (who 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 Vendor or the Person so Engaged in respect of the terms and conditions and the approval of applications for the Second Mortgage.

<sup>®</sup> The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

8. 下述互聯網可連結到此發展項目的價單：<https://www.seasidesonata.hk>  
The price list(s) of the Development can be found in the following website: <https://www.seasidesonata.hk>

更新日期及時間：

(日-月-年)

Date & Time of Update: 8:30AM 17-10-2019

(DD-MM-YYYY)