

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

發展項目名稱 Name of Development	15 Western Street	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	西邊街15號 15 Western Street		

重要告示：

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出現變化。

Important Note:

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.

第二部份：交易資料 Part 2: Information on Transactions

(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)							
10/01/2020				11	D		\$6,922,000		(1) 價單第1號(D)付款方法: 建築期付款計劃 (照售價減3%) (見備註7(iii)(D)) Terms of Payment(D) of Price List No.1: Stage Payment Plan (3% discount on the Price) (See Remarks 7(iii)(D)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	
10/01/2020				11	C		\$6,922,000		(1) 價單第1號(D)付款方法: 建築期付款計劃 (照售價減3%) (見備註7(iii)(D)) Terms of Payment(D) of Price List No.1: Stage Payment Plan (3% discount on the Price) (See Remarks 7(iii)(D)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	

第二部份：交易資料 Part 2: Information on Transactions

(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)							
10/01/2020				15	C		\$7,015,000		(1) 價單第1號(D)付款方式: 建築期付款計劃 (照售價減3%) (見備註7(iii)(D)) Terms of Payment(D) of Price List No.1: Stage Payment Plan (3% discount on the Price) (See Remarks 7(iii)(D)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	
10/01/2020				10	D		\$6,278,000		(1) 價單第1號(A)付款方式: 120天即供付款計劃 (照售價減11%) (見備註7(iii)(A)) Terms of Payment(A) of Price List No.1: 120-day Cash Payment Plan (11% discount from the Price) (See Remarks 7(iii)(A)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	

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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)							
10/01/2020				9	E		\$9,989,000		(1) 價單第1號(D)付款方法: 建築期付款計劃 (照售價減3%) (見備註7(iii)(D)) Terms of Payment(D) of Price List No.1: Stage Payment Plan (3% discount on the Price) (See Remarks 7(iii)(D)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	
10/01/2020				8	C		\$6,817,000		(1) 價單第1號(D)付款方法: 建築期付款計劃 (照售價減3%) (見備註7(iii)(D)) Terms of Payment(D) of Price List No.1: Stage Payment Plan (3% discount on the Price) (See Remarks 7(iii)(D)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	

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大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)							
10/01/2020				17	D		\$6,562,000		(1) 價單第2號(A)付款方式: 120天即供付款計劃 (照售價減11%) (見備註7(iii)(A)) Terms of Payment(A) of Price List No.2: 120-day Cash Payment Plan (11% discount from the Price) (See Remarks 7(iii)(A)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	
10/01/2020				15	D		\$7,015,000		(1) 價單第1號(D)付款方式: 建築期付款計劃 (照售價減3%) (見備註7(iii)(D)) Terms of Payment(D) of Price List No.1: Stage Payment Plan (3% discount on the Price) (See Remarks 7(iii)(D)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	

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大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)							
10/01/2020				9	D		\$6,237,000		(1) 價單第1號(A)付款方式: 120天即供付款計劃 (照售價減11%) (見備註7(iii)(A)) Terms of Payment(A) of Price List No.1: 120-day Cash Payment Plan (11% discount from the Price) (See Remarks 7(iii)(A)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	
10/01/2020				9	C		\$6,831,000		(1) 價單第1號(D)付款方式: 建築期付款計劃 (照售價減3%) (見備註7(iii)(D)) Terms of Payment(D) of Price List No.1: Stage Payment Plan (3% discount on the Price) (See Remarks 7(iii)(D)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	

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(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
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大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)							
10/01/2020				12	C		\$6,363,000		(1) 價單第1號(A)付款方式: 120天即供付款計劃 (照售價減11%) (見備註7(iii)(A)) Terms of Payment(A) of Price List No.1: 120-day Cash Payment Plan (11% discount from the Price) (See Remarks 7(iii)(A)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	
10/01/2020				8	E		\$9,102,000		(1) 價單第1號(A)付款方式: 120天即供付款計劃 (照售價減11%) (見備註7(iii)(A)) Terms of Payment(A) of Price List No.1: 120-day Cash Payment Plan (11% discount from the Price) (See Remarks 7(iii)(A)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	

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(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)							
10/01/2020				6	D		\$6,331,000		(1) 價單第1號(B)付款方式: 120天一按付款計劃 (照售價減8%) (見備註7(iii)(B)) Terms of Payment(B) of Price List No.1: 120-day First Mortgage Loan Payment Plan (8% discount on the Price) (See Remarks 7(iii)(B)) (2) 第一按揭貸款 (見備註7(viii)) First Mortgage Loan (See Remarks 7(viii)) (3) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (4) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (5) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (6) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (7) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	
15/01/2020				7	C		\$6,153,000		(1) 價單第1號(A)付款方式: 120天即供付款計劃 (照售價減11%) (見備註7(iii)(A)) Terms of Payment(A) of Price List No.1: 120-day Cash Payment Plan (11% discount from the Price) (See Remarks 7(iii)(A)) (2) 「香港萬客會」會員折扣 (見備註 7(iv)) Privilege for “Vanke Club Hong Kong” Member (See Remarks 7(iv)) (3) 置業折扣 (見備註 7(v)) Home Purchase Discount (See Remarks 7(v)) (4) 印花稅津貼折扣 (見備註 7(vi)) Stamp Duty Subsidy Discount (See Remarks 7(vi)) (5) 傢俬禮遇優惠 (見備註 7(x)) Furniture Benefit (See Remarks 7(x)) (6) 業權契據費用優惠 (見備註 7(xi)) Title Deeds Cost Benefit (See Remarks 7(xi))	

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 小時內填入此紀錄冊。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. 賣方須一直提供此紀錄冊，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. 本紀錄冊會在(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, 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, child of such a partner; or
 - ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.
7. (i). (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.

(ii) 於第7段內，「售價」指相關價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時合約中訂明的住宅物業的實際金額。「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，皆以進位到最接近千位數作為成交金額。

In this paragraph 7, "Price" means the price of the residential property set out in the schedule in Part 2 of the price list concerned, and "Transaction Price" means the actual price of the residential property set out in the PASP. "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 up to the nearest thousand to determine the Transaction Price.

(iii)(A) 120天即供付款計劃 120-day Cash Payment Plan (照售價減11%) (11% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(下稱「正式合約」)。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal agreement for sale and purchase (the "ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 60 天內再付成交金額5%作為加付訂金。

5% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內或於賣方就其有能力將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14天內(以較早者為準)繳付成交金額 90%作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(iii)(B) 120天一按付款計劃 120-day First Mortgage Loan Payment Plan (照售價減8%) (8% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式合約。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 60 天內再付成交金額5%作為加付訂金。

5% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內或於賣方就其有能力將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14天內(以較早者為準)繳付成交金額 90%作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(iii)(C) 120天二按付款計劃 120-day Second Mortgage Loan Payment Plan (照售價減7%) (7% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式合約。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 60 天內再付成交金額5%作為加付訂金。

5% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後120天內或於賣方就其有能力將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14天內(以較早者為準)繳付成交金額90%作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(iii)(D) 建築期付款計劃 Stage Payment Plan (照售價減3%) (3% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式合約。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於賣方就其有能力將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14天內繳付成交金額 95%作為成交金額餘款。

95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the vendor's written notification to the purchaser(s) that the vendor is in a position validly to assign the residential property to the purchaser(s).

(iv) 「香港萬客會」會員折扣 Privilege for "Vanke Club Hong Kong" Member

在簽署臨時合約當日，買方如屬「香港萬客會」會員，可獲額外1%售價折扣優惠。每位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「香港萬客會」會員，方可享此折扣優惠。

An extra 1% discount on the Price would be offered to the purchaser(s) who is a "Vanke Club Hong Kong" member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is an individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a corporation) should be a "Vanke Club Hong Kong" member on the date of signing of the PASP in order to enjoy the discount offer.

(v) 置業折扣 Home Purchase Discount

簽署臨時合約購買相關價單中所列之住宅物業，可獲額外2%售價折扣優惠。

An extra 2% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in the relevant price list.

(vi) 印花稅津貼折扣 Stamp Duty Subsidy Discount

買方購買相關價單中所列之住宅物業可獲額外2%售價折扣優惠。

An extra 2% discount on the Price would be offered to the purchaser(s) of a residential property listed in the relevant price list.

(vii) 員工置業折扣 Staff Purchasing Discount

如買方(或構成買方之任何人士)屬「合資格人士」,並且沒有委任地產代理就購入住宅物業代其行事,可獲額外3%售價折扣優惠。「合資格人士」指萬科企業股份有限公司、長虹發展(集團)有限公司、印力集團控股有限公司、GLP Pte. Ltd或任何上述公司之附屬公司之任何董事或員工或該董事或員工之直系親屬(任何個人的配偶、父母、子女為該個人之「直系親屬」,惟須提供令賣方滿意的有關證明文件以茲證明有關關係)。買方須在遞交購樓意向登記表格時或前提供令賣方滿意的證據證明其為合資格人士,賣方對買方是否符合本折扣優惠資格保留最終決定權,而賣方之決定為最終及對買方具有約束力。

If the purchaser(s) (or any person comprising the purchaser(s)) is a "Qualified Person", provided that the purchaser(s) did not appoint any estate agent to act for him/her in the purchase of the residential property(ies), an extra 3% discount on the Price would be offered. "Qualified Person" means any director or employee or close family member (a spouse, parent, child of a person is a "close family member" of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned) of that director or employee of any of China Vanke Co., Ltd., Cheung Hung Development (Holdings) Limited, SCPG Holdings Co., Ltd., GLP Pte. Ltd or a subsidiary of any such companies. The purchaser(s) shall on or before submission of the Registration of Intent form on the spot provide evidence for proof of being a "Qualified Person" to the satisfaction of the Vendor. The Vendor reserves the final right to decide whether or not the purchaser(s) is eligible for this discount and the Vendor's decision shall be final and binding on the purchaser(s).

(viii) 第一按揭貸款 First Mortgage Loan

(1) 買方可向賣方指定的一按揭財務機構(「指定財務機構」)申請一按揭貸款(「第一按揭貸款」)。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for first mortgage loan ("first mortgage loan") from the Vendor's designated first mortgage financing company ("designated financing company"). The Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

(2) 成交金額為港幣833萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的80%;成交金額為港幣833萬以上但港幣1,000萬以下的住宅物業的第一按揭貸款最高金額為港幣500萬加成交金額的20%;成交金額為港幣1,000萬或以上的住宅物業的第一按揭貸款最高金額為成交金額的70%。

The maximum amount of first mortgage loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is or under HK\$8.33 million. The maximum amount of first mortgage loan shall be HK\$5 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$8.33 million but under HK\$10 million. The maximum amount of first mortgage loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is over HK\$10 million.

(3) 第一按揭貸款年期最長可達25年。

The maximum tenor of the first mortgage loan is up to 25 years.

(4) 第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減2.6% p.a.計算。P隨利率浮動調整,於相關價單日期P為5.25% p.a.。利率以指定財務機構最終審批結果決定。利率是指年利率。

The interest rate of the first mortgage loan shall be calculated at 2.6% p.a. below the Hong Kong Dollar prime rate quoted by the designated financing company from time to time ("P"). P is subject to fluctuation. P as at the date of the relevant price list is 5.25% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.

(5) 第一按揭貸款以該住宅物業之第一衡平法按揭及第一法定按揭作抵押。

The first mortgage loan shall be secured by a equitable mortgage and first legal mortgage over the residential property.

(6) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明,親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本,所有提交的文件,一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。

The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.

(7) 買方及擔保人(如有)須按指定財務機構要求提供足夠文件證明其還款能力。

The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.

(8) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請,買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。

All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

(9) 買方於決定申請第一按揭貸款前,敬請先向指定財務機構查詢有關詳情,以上所有主要條款、優惠(如有)及第一按揭貸款批出與否,指定財務機構有最終決定權。不論第一按揭貸款獲批與否,買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核,賣方並無給予或視之為已給予任何聲明或保證。

The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.

(10) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。

The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.

(1) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。

The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(ix) 第二按揭貸款 Second Mortgage Loan

(1) 買方可向賣方指定的二按財務機構(Vanke Property Mortgage Limited) (「指定財務機構」)申請第二按揭貸款(「第二按揭貸款」)。指定財務機構有權隨時停止提供第二按揭貸款而無須另行通知。第二按揭貸款主要條款及條件如下。

Purchaser(s) can apply for second mortgage loan ("second mortgage loan") from the designated second mortgage financing company (Vanke Property Mortgage Limited) ("designated financing company"). The designated financing company may stop providing the second mortgage loan at any time without further notice. The key terms and conditions of the second mortgage loan are as follows.

(2) 第二按揭貸款最高金額為成交金額的30%，但第一按揭(由第一按揭銀行提供)及第二按揭的總貸款額不能超過成交金額的85%，或應繳付之成交金額餘額，以較低者為準。

The maximum amount of second mortgage loan shall be 30% of the Transaction Price, but the total amount of first mortgage loan (to be provided by first mortgagee bank) and second mortgage loan offered shall not exceed 85% of the Transaction Price, or the balance of Transaction Price payable, whichever is lower.

(3) 第二按揭年期最長可達25年或等同或不超過第一按揭貸款年期，以較短者為準。

The maximum tenor of the second mortgage loan is up to 25 years or same as or not exceeding the tenor of the first mortgage loan, whichever is shorter.

(4) 第二按揭貸款自支取日起計的首24個月設免息免供。期後第二按揭貸款的利率以中國銀行(香港)有限公司不時報價之港元最優惠利率("P")計算。P隨利率浮動調整。利率以指定財務機構的最終審批結果決定。利率是指年利率。

No repayment of principal and no payment of interest is required for the first 24 months from the drawdown date of the second mortgage loan. Thereafter the interest rate of the second mortgage loan shall be calculated at the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time ("P"), subject to fluctuation. The interest rate will be subject to approval and decision by the designated financing company. Interest rate means interest rate per annum.

(5) 買方及擔保人(如有)須按第一按揭銀行及指定財務機構要求提供足夠文件證明其還款能力。

The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the first mortgagee bank and the designated financing company.

(6) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到第一按揭銀行同意辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the designated financing company and the purchaser(s) shall obtain prior consent from the first mortgagee bank to apply for the second mortgage loan.

(7) 所有有關第二按揭之法律文件須由指定財務機構指明的代表律師擬備。如成功申請，買方須單獨繳付所有有關第二按揭貸款之一切律師費用及其他開支。

All legal document in relation to the second mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the second mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

(8) 第一按揭貸款及第二按揭貸款須獨立審批，買方及擔保人(如有)須於第二按揭貸款的預計貸款支取日的四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明，親身前往指定財務機構辦理第二按揭貸款申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前指定財務機構指定的代表律師樓簽署有關法律文件。

The application of first mortgage loan and second mortgage loan will be approved independently. The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of second mortgage loan in no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors' firm specified by the designated financing company.

(9) 買方於決定申請第二按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論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住宅物業的成交金額全數。就第二按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。

The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the second mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the second mortgage loan.

(10) 第二按揭貸款受指定財務機構不時所訂之其他條款及條件約束。

The second mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.

(11) 有關第一按揭貸款及第二按揭貸款之批核與否及按揭條款及條件以第一按揭銀行及指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。

The terms and conditions and the approval of applications for the first mortgage loan and the second mortgage loan are subject to the final decision of the first mortgagee bank and the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(x) 傢俬禮遇優惠 Furniture Benefit

如買方簽署臨時合約購買任何下列住宅物業，每購一個住宅物業並按照臨時合約規定簽署正式合約及全數付清成交金額，買方可以優惠價港幣\$500從相關供應商購買一套CLEI意大利品牌的可變型床架。買方必須於簽署臨時合約時決定是否選取本傢俬禮遇優惠，其後不得更改。詳情以相關交易文件條款和條件為準。

3-26樓之C及D單位。

不設4樓、13樓、14樓及24樓及庇護層設於16樓。

If the Purchaser signs the PASP to purchase any of the following residential properties, signs the ASP in accordance with the PASP and fully settles the Transaction Price, the Purchaser can purchase from the relevant supplier one set of the CLEI Italian brand transforming wall bed at discounted price of HK\$500 for each residential property purchased. The Purchaser must decide whether to select the Furniture Benefit when signing the PASP and must not make any changes afterwards. Details of such benefit will be subject to the terms and conditions of the relevant transaction documents.

Flat C & D, 3-26/F.

4/F, 13/F, 14/F and 24/F are omitted and refuge floor on 16/F.

(xi) 業權契據費用優惠 Title Deeds Cost Benefit

簽署臨時合約購買相關價單所列之住宅物業之買方，可獲賣方代為買方支付業權契據及文件核證副本之費用。詳情以相關交易文件條款和條件為準。

The Vendor is prepared to pay on behalf of the Purchaser the costs of certified copies of title deeds and documents for the Purchaser who signs a PASP to purchase any residential property in the relevant price list. Details of such benefit will be subject to the terms and conditions of the relevant transaction documents.

8. 下述互聯網可連結到此發展項目的價單：<http://www.15westernst.com.hk>

The price list(s) of the development can be found in the following website: <http://www.15westernst.com.hk>

更新日期及時間：

(日-月-年)

16-01-2020 04:22 PM

Date & Time of Update:

(DD-MM-YYYY)

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