

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	喜築 93 Pau Chung Street	期數 (如有) Phase No. (if any)	-- --
發展項目的位置 Location of Development	炮仗街 93 號, 新山道 20, 22, 24, 26, 28, 30 及 32 號 93 Pau Chung Street, 20, 22, 24, 26, 28, 30 & 32 San Shan Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development )	209		

印製日期 Date of Printing	價單編號 Number of Price List
November 17, 2016	3

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
February 11, 2017	3A	✓

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
喜築 93 Pau Chung Street	25	C	32.354 (348) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.500 (16)	6,888,000	212,895 (19,793)	-	-	-	-	-	-	-	-	-	
	27	C	32.354 (348) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.500 (16)	6,940,000	214,502 (19,943)	-	-	-	-	-	-	-	-	-	
	28	C	32.354 (348) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.500 (16)	6,984,000	215,862 (20,069)	-	-	-	-	-	-	-	-	-	
	25	D	30.901 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,521,000	211,029 (19,583)	-	-	-	-	-	-	-	-	-	
	27	D	30.901 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,570,000	212,614 (19,730)	-	-	-	-	-	-	-	-	-	
	28	D	30.901 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,613,000	214,006 (19,859)	-	-	-	-	-	-	-	-	-	
	25	E	30.959 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,486,000	209,503 (19,477)	-	-	-	-	-	-	-	-	-	
	27	E	30.959 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,535,000	211,086 (19,625)	-	-	-	-	-	-	-	-	-	
	28	E	30.959 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,577,000	212,442 (19,751)	-	-	-	-	-	-	-	-	-	
	25	F	30.959 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,415,000	207,210 (19,264)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
喜築 93 Pau Chung Street	27	F	30.959 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,464,000	208,792 (19,411)	-	-	-	-	-	-	-	-	-	
	28	F	30.959 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,507,000	210,181 (19,541)	-	-	-	-	-	-	-	-	-	
	25	G	30.901 (333) 露台 Balcony: 2.059 (22); 工作平台 Utility Platform: 1.525 (16)	6,716,000	217,339 (20,168)	-	-	-	-	-	-	-	-	-	
	5	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	<del>6,919,000</del> 6,599,000	<del>197,776</del> (18,353) 188,629 (17,504)	-	-	-	-	-	-	-	-	-	
	6	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	<del>6,960,000</del> 6,638,000	<del>198,948</del> (18,462) 189,744 (17,607)	-	-	-	-	-	-	-	-	-	
	7	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	<del>7,001,000</del> 6,677,000	<del>200,120</del> (18,570) 190,859 (17,711)	-	-	-	-	-	-	-	-	-	
	8	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	<del>7,041,000</del> 6,715,000	<del>201,263</del> (18,676) 191,945 (17,812)	-	-	-	-	-	-	-	-	-	
	9	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	<del>7,082,000</del> 6,754,000	<del>202,435</del> (18,785) 193,060 (17,915)	-	-	-	-	-	-	-	-	-	
	10	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	7,123,000	203,607 (18,894)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
喜築 93 Pau Chung Street	11	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	7,164,000	204,779 (19,003)	-	-	-	-	-	-	-	-	-
	12	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	7,204,000	205,923 (19,109)	-	-	-	-	-	-	-	-	-
	25	H	34.984 (377) 露台 Balcony: 2.025 (22); 工作平台 Utility Platform: 1.525 (16)	7,579,000	216,642 (20,103)	-	-	-	-	-	-	-	-	-

### 第三部份：其他資料 Part 3 : Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective Purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

#### 第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

#### 第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

#### 第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時買賣合約即告終止; (ii) 有關的臨時訂金即

予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement for sale and purchase is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向上捨入方式算至百位數作為樓價，買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest hundred to determine the purchase price. The Purchaser(s) must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) **支付條款 Terms of Payment**

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$100,000 之部份臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Mayer Brown JSM”.

(A) **現金優惠付款計劃 (照售價減 9%)**

**Cash Payment (9% discount on the Price)**

1. 相等於樓價 5% 之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5% 之加付訂金須於買方簽署臨時買賣合約後 30 天內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90% 即樓價餘款須於買方簽署臨時買賣合約後 180 天內付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.

**(B) 一按揭付款計劃 (照售價減 6%)**

**First Mortgage Loan Payment (6% discount on the Price)**

1. 相等於樓價 5% 之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5% 之加付訂金須於買方簽署臨時買賣合約後 30 天內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90% 即樓價餘款須於買方簽署臨時買賣合約後 180 天內付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.

**(C) 二按揭付款計劃 (照售價減 7%)**

**Second Mortgage Loan Payment (7% discount on the Price)**

1. 相等於樓價 5% 之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5% 之加付訂金須於買方簽署臨時買賣合約後 30 天內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90% 即樓價餘款須於買方簽署臨時買賣合約後 180 天內付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.

**(D) 建築期付款計劃 (照售價減 3%)**

**Stage Payment Plan (3% discount on the Price)**

1. 相等於樓價 5% 之臨時訂金須於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署正式買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 樓價 1% 須於買方簽署臨時買賣合約後 60 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 樓價 1% 須於買方簽署臨時買賣合約後 120 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.
4. 樓價 1% 須於買方簽署臨時買賣合約後 180 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.
5. 樓價 1% 須於買方簽署臨時買賣合約後 240 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 240 days after signing of the PASP.
6. 樓價 1% 須於買方簽署臨時買賣合約後 300 天內繳付。

- 1% of the purchase price shall be paid by the Purchaser(s) within 300 days after signing of the PASP.
7. 樓價 1% 須於買方簽署臨時買賣合約後 360 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP.
8. 樓價 1% 須於買方簽署臨時買賣合約後 420 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 420 days after signing of the PASP.
9. 樓價 1% 須於買方簽署臨時買賣合約後 480 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 480 days after signing of the PASP.
10. 樓價 1% 須於買方簽署臨時買賣合約後 540 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 540 days after signing of the PASP.
11. 樓價 1% 須於買方簽署臨時買賣合約後 600 天內繳付。  
1% of the purchase price shall be paid by the Purchaser(s) within 600 days after signing of the PASP.
12. 樓價 85% 即樓價餘款須於賣方就其有能力將有關住宅物業有效地轉讓予買方時向買方發出通知的日期後的 14 日內付清。  
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days after the date of written notification to the Purchaser(s) that the Vendor is in a position validly to assign the residential property to the Purchaser(s).

(ii) **售價獲得折扣的基礎**

**The basis on which any discount on the Price is available**

1. 請參閱上述 4(i) 段。  
Please refer to paragraph 4(i) above.

2. 「從價印花稅」津貼優惠  
Subsidy of "Ad Valorem Stamp Duty" Benefit

買方購買本價單中所列售價為港幣\$6,000,000 或以下之單位可獲額外 3% 售價折扣作為「從價印花稅」津貼優惠（不論適用之計算印花稅率之多少）。買方購買本價單中所列售價為港幣\$6,000,001 或以上之單位可獲額外 3.75% 售價折扣作為「從價印花稅」津貼優惠（不論適用之計算印花稅率之多少）。

An extra 3% discount on the Price would be offered for purchase of residential property at a Price of or below HK\$6,000,000 as set out in this price list as a benefit for the subsidy of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable). An extra 3.75% discount on the Price would be offered for purchase of residential property at a Price of or above HK\$6,000,001 as set out in this price list as a benefit for the subsidy of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable).

(iii) **可就購買發展項目的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益**

**Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development**

1. 一按按揭貸款條款

(僅適用於選擇一按按揭付款計劃之買方，買方須為個人或香港成立之有限公司)

**Key Terms of First Mortgage Loan**

(Applicable to Purchaser(s) who chooses First Mortgage Loan Payment Plan only and who is/are individual(s) or limited company(ies) incorporated in Hong Kong)

買方可向由賣方指定財務公司「麗新財務有限公司」(「承按人」)申請一按按揭貸款，申請受以下基本條款及條件規限：

The Purchaser(s) can apply for a first mortgage loan through the Vendor's designated finance company, "Lai Sun Finance Limited" ("Mortgagee"), and the key terms and conditions are as follows:

i) 一按按揭貸款最高金額不可超過樓價的 80%。

The maximum amount of the first mortgage loan shall not exceed 80% of the purchase price.

ii) 一按按揭貸款年期最長不可超過 30 年。

The tenor of the first mortgage loan shall not exceed 30 years.

iii) 買方於提款日起息分期供款，首 36 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減 2.25%p.a. (P-2.25%)，其後之按揭利率為港元最優惠利率(P)。P 為浮動利率，於本價單日期 P 為每年 5%。一按貸款額、年期及利率以承按人最終審批決定為準。賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

Purchaser(s) will have to pay monthly instalments and interest will be accrued starting from the day of drawdown. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.25%p.a. (P-2.25%), thereafter at Hong Kong Dollar Best Lending Rate (P). P is subject to fluctuation. The P as at the date of this price list is 5% per annum. First mortgage loan amount, tenor and interest rate shall be subject to final approval by the Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

iv) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即一按按揭貸款還款及二按按揭貸款還款及其他借貸的總還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser(s) and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to, providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, any second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser(s) and his/her guarantor(s) (if any).

v) 買方申請按揭貸款時，須支付行政費用，金額相等於一按按揭貸款總額之 0.25%。若有關申請按揭未被批准，所有支付之行政費用將全數免息歸還。

An administration fee will be payable by the Purchaser(s) in the amount which is equivalent to 0.25% of the first mortgage loan amount when the Purchaser(s) apply for first mortgage loan. The administration fee will be fully refunded without interest if the application is not approved.

vi) 買方於決定選用此付款辦法前，敬請先向承按人查詢清楚一按按揭貸款之條款、批核條件及手續。以上所有優惠均受承按人最後批出有關按揭安排之條款所規限。

The Purchaser(s) is/are advised to enquire with the Mortgagee on details of terms, conditions for approval and application procedures of the first mortgage loan before selecting this payment term. All the above offers are subject to final terms and conditions as approved by the Mortgagee.

vii) 所有一按按揭之法律文件必須由承按人指定之律師行辦理，買方須支付所有相關之律師費及雜費。

All legal documents of the first mortgage loan shall be prepared by the solicitors designated by the Mortgagee and all legal costs and disbursements relating



thereto shall be borne by the Purchaser(s).

- viii) 買方可於任何時候償還全部貸款並獲豁免提早還款罰息及行政費用，但須於預先給予承按人一個月書面通知。

The Purchaser(s) may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in written without levy of early repayment penalty and administration fee.

- ix) 承按人保留決定批核一按按揭貸款之權利。一按按揭貸款批出與否，承按人擁有最終決定權，與市區重建局及運騰有限公司無關，且於任何情況下市區重建局及運騰有限公司均無需為此負責。不論一按按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。

The Mortgagee reserves the right to decide whether or not to approve the first mortgage loan. The approval or disapproval of the first mortgage loan is subject to the final decision of the Mortgagee and not related to the Urban Renewal Authority and Winstead Limited (both of which shall under no circumstances be responsible therefor). 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 first mortgage loan is approved or not.

## 2. 二按按揭貸款條款

(僅適用於選擇二按按揭付款計劃之買方，買方須為個人或香港成立之有限公司)

### Key Terms of Second Mortgage Loan

(Applicable to Purchaser(s) who chooses Second Mortgage Loan Payment Plan only and who is/are individual(s) or limited company(ies) incorporated in Hong Kong)

買方可向由賣方指定財務公司「麗新財務有限公司」(「承按人」)申請二按按揭貸款，申請受以下基本條款及條件規限：

The Purchaser(s) can apply for a second mortgage loan through the Vendor's designated finance company, "Lai Sun Finance Limited" ("Mortgagee"), and the key terms and conditions are as follows:

- i) 買方須先獲取一按承按人同意作二按按揭貸款。

The Purchaser(s) shall have obtained the prior consent of the first mortgagee to the second mortgage loan.

- ii) 二按按揭貸款最高金額不可超過樓價的 30%，一按按揭貸款及二按按揭貸款的總金額不可超過樓價的 80%。

The maximum amount of the second mortgage loan shall not exceed 30% of the purchase price. The total sum of the first mortgage loan and the second mortgage loan shall not exceed 80% of the purchase price.

- iii) 二按按揭貸款年期最長不可超過 20 年或一按按揭貸款年期(以較短者為準)。

The tenor of the second mortgage loan shall not exceed 20 years or the tenor of the first mortgage loan (whichever is shorter).

- iv) 買方於提款日起息分期供款，首 36 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減 2.25%p.a. (P-2.25%)，其後之按揭利率為港元最優惠利率(P)。P 為浮動利率，於本價單日期 P 為每年 5%。二按貸款額、年期及利率以承按人最終審批決定為準。賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

Purchaser(s) will have to pay monthly instalments and interest will be accrued starting from the day of drawdown. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.25%p.a. (P-2.25%), thereafter at Hong Kong Dollar Best Lending Rate (P). P is subject to fluctuation. The P as at the date of this price list is 5% per annum. Second mortgage loan amount, tenor and interest rate shall be subject to final approval by the Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- v) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即一按按揭貸款還款及二按按揭貸款還款及其他借貸的總還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser(s) and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to, providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, any second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser(s) his/her guarantor(s) (if any).

- vi) 買方申請按揭貸款時，須支付行政費用，金額相等於二按按揭貸款總額之 1%。若有關申請按揭未被批准，所有支付之行政費用將全數免息歸還。An administration fee will be payable by the Purchaser(s) in the amount which is equivalent to 1% of the second mortgage loan amount when the Purchaser(s) apply for second mortgage loan. The administration fee will be fully refunded without interest if the application is not approved.
- vii) 買方於決定選用此付款辦法前，敬請先向承按人查詢清楚二按按揭貸款之按揭條款、批核條件及手續。以上所有優惠均受承按人最後批出有關按揭安排之條款所規限。

The Purchaser(s) is/are advised to enquire with the Mortgagee on details of terms, conditions for approval and application procedures of the second mortgage before selecting this payment term. All the above offers are subject to final terms and conditions as approved by the Mortgagee.
- viii) 所有二按按揭之法律文件必須由承按人指定之律師行辦理，買方須支付所有相關之律師費及雜費。

All legal documents of the second mortgage shall be prepared by the solicitors designated by the Mortgagee and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).
- ix) 買方可於任何時候償還全部貸款並獲豁免提早還款罰息及行政費用，但須於預先給予承按人一個月書面通知。

The Purchaser(s) may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in written without levy of early repayment penalty and administration fee.
- x) 承按人保留決定批核二按按揭貸款之權利。二按按揭貸款批出與否，承按人擁有最終決定權，與市區重建局及運騰有限公司無關，且於任何情況下市區重建局及運騰有限公司均無需為此負責。不論二按按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。

The Mortgagee reserves the right to decide whether or not to approve the second mortgage loan. The approval or disapproval of the second mortgage loan is subject to the final decision of the Mortgagee and not related to the Urban Renewal Authority and Winstead Limited (both of which shall under no circumstances be responsible therefor). 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.

(iv) **誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅**

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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師為買方之代表律師處理其買賣合約、按揭契及/或轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of any of agreement for sale and purchase, mortgage and/or assignment, the Vendor and the Purchaser shall each pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

All stamp duty (including without limitation any stamp duty on, if any, nomination or sub-sale agreement, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement

for sale and purchase and the assignment shall be borne by the Purchaser.

(v) **買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用**

**Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development**

製作、登記及完成大廈公契及管理合約（「公契」）費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

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

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agent to act in the sale of any specified residential property in the development:

麗新地產代理有限公司

Lai Sun Real Estate Agency Limited

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

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

(6) 賣方就發展項目指定的互聯網網站的網址為：

The address of the website designated by the Vendor for the development is:

**<http://www.93pauchungstreet.com>**