

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	逸瓏灣 II Mayfair By The Sea II	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	科進路21號 21 Fo Chun 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)			545

印製日期 Date of Printing	價單編號 Number of Price List
30/11/2015	6

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
5/1/2016	6A	✓
15/1/2016	6B	--
19/2/2016	6C	--
26/2/2016	6D	--
10/3/2016	6E	--
5/5/2016	6F	--
7/6/2016	6G	--
30/6/2016	6H	--
30/6/2016	6I	✓
27/7/2016	6J	✓
18/8/2016	6K	✓
3/11/2016	6L	--

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
Tower 6 大廈第六座	1	A#	145.452 (1566) balcony 露台: 8.406 (90) utility platform 工作平台: 0.000 (0)	43,548,000 44,304,000	299,398 (27,808) 304,595 (28,291)	3.353 (36)	4.338 (47)	-	-	81.001 (872)	-	-	-	-	-
Tower 6 大廈第六座	2	A#	155.410 (1673) balcony 露台: 8.408 (90) utility platform 工作平台: 1.500 (16)	33,835,000 34,850,000	217,714 (20,224) 224,246 (20,831)	3.660 (39)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 6 大廈第六座	3	A#	155.410 (1673) balcony 露台: 8.408 (90) utility platform 工作平台: 1.500 (16)	34,681,000	223,158 (20,730)	3.660 (39)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 6 大廈第六座	5	A#	155.410 (1673) balcony 露台: 8.408 (90) utility platform 工作平台: 1.500 (16)	35,201,000	226,504 (21,041)	3.660 (39)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 6 大廈第六座	7	A*	155.410 (1673) balcony 露台: 8.408 (90) utility platform 工作平台: 1.500 (16)	36,265,000	233,350 (21,677)	3.660 (39)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 6 大廈第六座	8	A*	155.410 (1673) balcony 露台: 8.408 (90) utility platform 工作平台: 1.500 (16)	37,172,000	239,187 (22,219)	3.660 (39)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 6 大廈第六座	1	B*	155.383 (1673) balcony 露台: 8.406 (90) utility platform 工作平台: 1.500 (16)	45,846,000 46,304,000	295,052 (27,403) 297,999 (27,677)	3.776 (41)	4.338 (47)	-	-	75.475 (812)	-	-	-	-	-
Tower 6 大廈第六座	2	B#	155.377 (1672) balcony 露台: 8.405 (90) utility platform 工作平台: 1.500 (16)	33,815,000 34,829,000	217,632 (20,224) 224,158 (20,831)	3.856 (42)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 6 大廈第六座	3	B#	155.377 (1672) balcony 露台: 8.405 (90) utility platform 工作平台: 1.500 (16)	34,660,000	223,070 (20,730)	3.856 (42)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 6 大廈第六座	5	B#	155.377 (1672) balcony 露台: 8.405 (90) utility platform 工作平台: 1.500 (16)	35,180,000	226,417 (21,041)	3.856 (42)	4.338 (47)	-	-	-	-	-	-	-	-

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
Tower 6 大廈第六座	7	B#	155.377 (1672) balcony 露台: 8.405 (90) utility platform 工作平台: 1.500 (16)	36,244,000	233,265 (21,677)	3.856 (42)	4.338 (47)	-	-	-	-	-	-	-	-
				36,959,000	237,867 (22,105)										
Tower 6 大廈第六座	8	B#	155.377 (1672) balcony 露台: 8.405 (90) utility platform 工作平台: 1.500 (16)	37,149,000	239,089 (22,218)	3.856 (42)	4.338 (47)	-	-	-	-	-	-	-	-
Tower 7 大廈第七座	1	A*	147.298 (1586) balcony 露台: 8.946 (96) utility platform 工作平台: 0.000 (0)	44,424,000	301,593 (28,010)	4.644 (50)	5.325 (57)	-	-	92.840 (999)	-	-	-	-	-
				44,868,000	304,607 (28,290)										
Tower 7 大廈第七座	2	A*	161.892 (1743) balcony 露台: 8.946 (96) utility platform 工作平台: 1.500 (16)	34,393,000	212,444 (19,732)	3.313 (36)	5.325 (57)	-	-	-	-	-	-	-	-
				35,155,000	217,151 (20,169)										
Tower 7 大廈第七座	3	A*	161.892 (1743) balcony 露台: 8.946 (96) utility platform 工作平台: 1.500 (16)	35,252,000	217,750 (20,225)	3.313 (36)	5.325 (57)	-	-	-	-	-	-	-	-
Tower 7 大廈第七座	1	B#	157.559 (1696) balcony 露台: 8.406 (90) utility platform 工作平台: 1.500 (16)	45,906,000	291,358 (27,067)	3.470 (37)	5.175 (56)	-	-	86.209 (928)	-	-	-	-	-
				46,728,000	296,575 (27,552)										
Tower 7 大廈第七座	2	B*	157.363 (1694) balcony 露台: 8.406 (90) utility platform 工作平台: 1.500 (16)	32,846,000	208,728 (19,390)	3.550 (38)	5.175 (56)	-	-	-	-	-	-	-	-
Tower 7 大廈第七座	3	B*	157.363 (1694) balcony 露台: 8.406 (90) utility platform 工作平台: 1.500 (16)	33,667,000	213,945 (19,874)	3.550 (38)	5.175 (56)	-	-	-	-	-	-	-	-
Tower 8 大廈第八座	2	A*	187.434 (2018) balcony 露台: 13.143 (141) utility platform 工作平台: 1.500 (16)	41,429,000	221,032 (20,530)	5.221 (56)	3.118 (34)	-	-	-	-	-	-	-	-
Tower 8 大廈第八座	3	A*	187.434 (2018) balcony 露台: 13.143 (141) utility platform 工作平台: 1.500 (16)	42,466,000	226,565 (21,044)	5.221 (56)	3.118 (34)	-	-	-	-	-	-	-	-

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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
Tower 8 大廈第八座	2	B*	164.427 (1770) balcony 露台: 8.823 (95) utility platform 工作平台: 1.500 (16)	34,320,000	208,725 (19,390)	4.555 (49)	5.260 (57)	-	-	-	-	-	-	-	-
				34,835,000	211,857 (19,681)										
Tower 8 大廈第八座	3	B*	164.427 (1770) balcony 露台: 8.823 (95) utility platform 工作平台: 1.500 (16)	35,178,000	213,943 (19,875)	4.555 (49)	5.260 (57)	-	-	-	-	-	-	-	-

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) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

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

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- (4) 註：於本第4節內，「售價」指本價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目（即售價經計算適用支付條款及折扣後之價錢）。因應不同支付條款及折扣按售價計算得出之價目，皆向下捨入計至百位數作為成交金額。
Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable terms of payment discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded down to the nearest hundred dollars to determine the Transaction Price.

(4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金。請備銀行本票港幣\$200,000.00以支付部份臨時訂金，抬頭請寫「胡關李羅律師行」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit (which is equivalent to 5% of Transaction Price) upon signing of the Preliminary Agreement for Sale and Purchase. A cashier order of HK\$200,000.00 being part of the Preliminary Deposit shall be made payable to "Woo, Kwan, Lee & Lo". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

(A)120天現金優惠付款 120-day Cash Payment (照售價減5%) (5% discount from Price)

- (1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後90天內繳付。
5% of Transaction Price being further deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(B)特優第二按揭計劃# Special Second Mortgage Payment Plan# (照售價減2%) (2% discount from Price)

- (1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後90天內繳付。
5% of Transaction Price being further deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

#買方可向賣方指定之融資公司申請第二按揭，條款如下：

The Purchaser can apply second mortgage through Vendor's designated financing company, terms are as follows:

- (a) 買方須先獲取第一按揭銀行同意該物業作第二按揭。
The Purchaser shall have obtained the prior consent of the first mortgagee to the second mortgage.
- (b) 第一按揭銀行須為指定之融資公司指定及轉介之銀行。
First mortgagee bank shall be a bank specified and referred by the designated financing company.
- (c) 第二按揭金額最高為成交金額30%，但第一及第二按揭總金額不超過成交金額80%。第二按揭年期最長為20年，或第一按揭貸款之年期，以較低者為準。
The maximum second mortgage amount is 30% of Transaction Price, but the total mortgage amount of first plus second mortgage shall not exceed 80% of Transaction Price. The maximum tenure of second mortgage shall be 20 years or the tenure of first mortgage, whichever is shorter.
- (d) 第二按揭之按揭利率為指定融資公司選用最優惠利率(P)減1% (P-1%) (現時P=5%) 計算，利率浮動。最終利率視指定融資公司審批結果而定。最優惠利率選用指定融資公司之報價。
Mortgage rate of second mortgage shall be at the Prime Rate(P) minus 1% (P-1%) per annum (currently P=5%) and the rate is subject to fluctuation. The final rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company.
- (e) 第二按揭首二年延期供款及豁免利息。
Deferment of repayment of principal and wavier of interest payment for the first 2 years of the second mortgage.
- (f) 第一及第二按揭需經有關承按機構獨立審批。
First and second mortgage loan shall be approved by the relevant mortgagees independently.
- (g) 所有第二按揭之文件必須由賣方指定之律師樓辦理，並由買方負責一切有關費用。
All legal documents of the second mortgage must be prepared and executed at the solicitors' firm designated by the Vendor. All incurred expenses shall be paid by the Purchaser.
- (h) 買方於決定選用此付款辦法前，敬請先向賣方指定之融資公司查詢清楚第二按揭之按揭條款、批核條件及手續。以上所有優惠均受指定融資公司最後批出有關優惠安排之條款所規限。第二按揭貸款批出與否，指定融資公司有最終決定權。
The Purchaser is advised to enquire with the Vendor's designated financing company on details of terms & conditions and application procedures of the second mortgage before selecting this payment method. All the above offers are subject to final terms and conditions approved by the designated financing company. The approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company.
- (i) 銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。
The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

(C)靈活付款計劃 Flexible Payment Plan (照售價) (In accordance with the price)

- (1) 成交金額5% (「臨時訂金」) 於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.
- (2) 成交金額5% 於買方簽署臨時買賣合約後180天內繳付。
5% of Transaction Price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.
- (3) 成交金額5% 於買方簽署臨時買賣合約後270天內繳付。
5% of Transaction Price shall be paid within 270 days after signing of the Preliminary Agreement for Sale and Purchase.
- (4) 成交金額85% 於買方簽署臨時買賣合約後360天內繳付。
85% of Transaction Price shall be paid within 360 days after signing of the Preliminary Agreement for Sale and Purchase.

選擇此付款計劃之買方可向賣方申請「提前成交優惠」，有關係款請參閱(4)(iii)(b)段。The Purchaser who chooses this payment plan can apply for "Early Completion Benefit" according to the terms stated in paragraph(4)(iii)(b).

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

- (a) 請參閱4(i)。
Please refer to 4(i).
- (b) 買家如屬「信和薈」會員，可獲額外3%售價折扣優惠。
An extra 3% discount from the price would be offered to purchasers who are Sino Club members.
- (c) 「從價印花稅津貼」優惠 "Subsidy of Ad Valorem Stamp Duty" Benefit :
買方可獲額外8.5%售價折扣優惠作為「從價印花稅津貼」優惠。
An extra 8.5% discount from the Price would be offered to the purchasers as the "Subsidy of Ad Valorem Stamp Duty" Benefit .
- (d) 「置業有禮」特別折扣 Special Discount :
買方可獲額外2.75%售價折扣優惠作為「置業有禮」特別折扣。
An extra 2.75% discount from the Price would be offered to the purchasers as the Special Discount.

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

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

(a) 住客車位優惠 Benefit of Residential Parking Space :

(i) 如買方購買有關住宅物業於此價單第二部分標上"*"之單位，買方可按賣方公布之售價認購一個住宅車位。買方需不遲於相關買賣合約完成交易及付清所有該等指明住宅物業的樓價後的30日內(「所訂時限」)向賣方按賣方當時公布之售價認購住客車位。買方需於所訂時限決定是否購買住客車位及簽署相關買賣合約，逾時作棄權論。詳情以相關交易文件條款為準。

Purchasers of those residential properties marked with a "*" in Part 2 of this price list shall be entitled to purchase one such Residential Parking Space (on such price as the Vendor prescribes).

Each such purchasers shall be entitled to purchase Residential Parking Space(s) (on such price as the Vendor prescribes) not later than 30 days after the transaction has been completed and the Purchaser has settled the entire purchase price of the specified residential property in accordance with the relevant agreement for sale and purchase. Each such purchaser must decide whether to purchase Residential Parking Space(s) and must enter into a relevant agreement for sale and purchase within the period as prescribed, failing which that purchaser will be deemed to have given up the benefit. The benefit is subject to the terms and conditions of the relevant transaction documents.

(ii) 如買方購買有關住宅物業於此價單第二部分標上"#"-之單位，可同時購入賣方指定的該項目內住客停車位一個("指定車位")。為免生疑問，買家所購買此價單第二部分標上"#"-之單位的售價已代表該單位及指定車位的總價值，而該單位及指定車位必須受同一份買賣合約及其後的轉讓契涵蓋並在當中定義為「物業」。已上載到項目網頁之車位售價表為賣方之指定車位。詳情以相關交易文件條款為準。

Purchasers of those residential properties marked with a "#" in Part 2 of this price list can purchase one Residential Parking Space in the Development as designated by the Vendor together at the same time ("the designated residential Parking Space"). For the avoidance of doubt, the Price as listed in Part 2 of this price list for a residential property marked with a "#" in Part 2 of this price list as purchased by a Purchaser already represents the total value of that residential property and the designated Residential Parking Space. Both of that residential property and the designated Residential Parking Space shall be covered in one single agreement for sale and purchase and one single subsequent assignment and within the definition of "Property" therein. The designated Residential Parking Spaces are uploaded as Price List of Residential Parking Spaces on the website of the Development. This benefit is subject to the terms and conditions of the relevant transaction documents.

(b) 提前成交優惠 Early Completion Benefit:

(只適用於選擇(4)(i)(C)靈活付款計劃之買方。This benefit is only applicable to Purchasers who choose the (4)(i)(C) Flexible Payment Plan.)

(1) 如選擇(4)(i)(C)靈活付款計劃之買方提前於買賣合約訂明的交易日之前，繳付成交金額全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交優惠(「提前成交優惠」)現金回贈。

Where the Purchaser chooses the (4)(i)(C) Flexible Payment Plan, fully pays the Transaction Price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Benefit("Early Completion Benefit") cash rebate offered by the Vendor according to the table below.

提前成交優惠列表 Early Completion Benefit Table

繳付成交金額全數並完成住宅物業的買賣交易日期 Date of full payment of the Transaction Price and completion of the sale and purchase of the residential property	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後120日內 Within 120 days after the date of signing of the preliminary agreement for sale and purchase.	成交金額4% 4% of the Transaction Price
簽署臨時買賣合約的日期後121日至210日期間內 Within the period from 121 days to 210 days after the date of signing of the preliminary agreement for sale and purchase.	成交金額3% 3% of the Transaction Price
簽署臨時買賣合約的日期後211日至300日期間內 Within the period from 211 days to 300 days after the date of signing of the preliminary agreement for sale and purchase.	成交金額2% 2% of the Transaction Price

(2) 買方須於付清成交金額餘額之日後14日內以書面方式向賣方指定的代表律師申請「提前成交優惠」現金回贈，賣方會於收到申請並確認有關資料無誤後60天內將現金回贈按賣方決定的方式付予買方。本優惠受相關文件條款及條件限制。

The Purchaser shall apply to the Vendor's solicitor in writing for the "Early Completion Benefit" cash rebate within 14 days after the date of full payment of the balance of Transaction Price. The Vendor will pay the cash rebate to the Purchaser within 60 days after the Vendor has received the notification and duly verified the information in such manner as the Vendor may decide. The benefit is subject to the terms and conditions of the relevant documentation.

(3) 如提前成交優惠列表中訂明的任何期間的最後一日不是工作日(按《一手住宅物業銷售條例》所定義)，則以下一個工作日(按《一手住宅物業銷售條例》所定義)為該期間的最後一天。

If the last day of any of the periods as set out in the Early Completion Benefit Table is not a working day (as defined in the Residential Properties (First-hand Sales) Ordinance), the next working day (as defined in the Residential Properties (First-hand Sales) Ordinance) shall be regarded as the last day of that period.

(c) 單位連傢俱發售 Unit Sold with Furniture

購買第6座1樓A單位、第6座7樓B單位、第7座1樓B單位及第7座2樓A單位之買家，可於買賣完成時獲贈該單位內現有之傢俱與配備(受相關文件條款及條件限制，該等條款及條件包括但不限於賣方或其代表不會就傢俱與配備作出任何保證，包括對其狀況、品質或效能的保證或提供任何保養)，傢俱與配備將於成交日以"現狀"交與買方。

Purchaser of Unit A on 1/F of Tower 6, Unit B on 7/F of Tower 6, Unit B on 1/F of Tower 7 and Unit A on 2/F of Tower 7 shall receive the furniture and chattels currently displayed at the unit on completion of the sale and purchase as gifts (subject to the terms and conditions of the relevant documentation, which said terms and conditions include (without limitation) the followings: No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the furniture and chattels or as to whether any of the furniture and chattels are or will be in working condition). The furniture and chattels will be delivered to purchaser upon completion on an "as is" condition.

- (d) 首兩年P-2.25% p.a.備用第一按揭貸款(『第一按揭貸款』)First Two Years P-2.25% p.a. Standby First Mortgage Loan (“First Mortgage Loan”)
(只適用於選擇(4)(i)(A)120天現金優惠付款或(4)(i)(C)靈活付款計劃之買方。This benefit is only applicable to Purchasers who choose the (4)(i)(A) 120-day Cash Payment or (4)(i)(C) Flexible Payment Plan.)

買方可向賣方指定之融資公司申請第一按揭，條款如下：The Purchaser can apply the First Mortgage Loan through Vendor's designated financing company, terms are as follows:

- (1) 買方必須於付清成交金額餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan in not less than 60 days before the date of settlement of the balance of the Transaction Price.
 - (2) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
 - (3) 第一按揭金額最高為成交金額80%。
The maximum First Mortgage Loan amount is 80% of Transaction Price.
 - (4) 第一按揭貸款首兩年之按揭利率為指定融資公司選用之年息最優惠利率(P)減2.25% (P-2.25%) (現時P=5%) 計算，其後之按揭利率為指定融資公司選用之最優惠利率(P)，利率浮動。最優惠利率選用指定融資公司之報
Interest rate of First Mortgage Loan for the first two years shall be at the Prime Rate(P) designated by the financing company minus 2.25% (P-2.25%) per annum (currently P=5%), thereafter the Prime Rate(P) designated by the financing company and the rate is subject to fluctuation. Prime Rate is quoted by the designated financing company.
 - (5) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
 - (6) 買方及其擔保人(如有)須提供足夠文件，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents, including without limitation the provision of credit report, income proof and/or banking record upon request of the designated financing company.
 - (7) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.
 - (8) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (e) 「花園特色戶大賞」優惠 "Garden Unit" Cash Rebate:
- (1) 購買以下花園特色戶之買方，可享「花園特色戶大賞」現金回贈，總值港幣\$800,000
A Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the Garden Units listed below will enjoy a "Garden Unit" Cash Rebate in the total value of HK\$800,000.
 - (2) 買方須按相關買賣合約付清所有該等指明住宅物業的樓價後14日內，以書面向賣方提出申請現金回贈。賣方會於收到通知並確認有關資料後45日內將現金回贈付予買方。受相關文件條款及條件限制。
The Purchaser shall notify the Vendor in writing to apply for the cash rebate within 14 days after the Purchaser has settled the entire purchase price of the specified residential property in accordance with the relevant agreement for sale and purchase. The Vendor will pay the cash rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information. Subject to the terms and conditions of the relevant documentation.

花園特色戶 Garden Units

大廈名稱 Block Name	樓層 Floor	單位 Unit
第五座 Tower 5	1	A, B
第六座 Tower 6	1	A, B
第七座 Tower 7	1	A, B
第八座 Tower 8	1	B

- (4)(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正式買賣合約、按揭及樓契等法律文件，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。

If the purchaser appoints the vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase, the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其正式買賣合約、按揭及樓契等法律文件，買賣雙方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。

If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、「額外印花稅」(按《印花稅條例》所定義)、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。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale & purchase, the agreement for sale & purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

(4)(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

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律費用、附加合約（如有）及其他實際支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation 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 residential property, all plan fees for plans to be annexed to the agreement for sale & purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

(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 agents to act in the sale of any specified residential property in the Development:

1. 中原地產代理有限公司 Centaline Property Agency Limited
2. 美聯物業代理有限公司 Midland Realty International Limited
3. 利嘉閣地產有限公司 Ricacorp Properties Limited
4. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
5. 置業18物業代理有限公司 18 Property Agency Limited
6. 世紀21測量行有限公司及旗下特許經營商 Century 21 Surveyors Limited and Franchisees
7. 中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited
8. 晉誠地產代理有限公司 Earnest Property Agency Limited
9. 億宏國際有限公司 Jumbo Billion International Limited
10. 第一太平戴維斯住宅代理有限公司 Savills Realty Limited
11. 富譽地產代理有限公司 Wealthy Realty Agency Limited
12. 領高地產代理有限公司 Leading Properties Agency Limited
13. 世邦魏理仕有限公司 CBRE Limited
14. 高力國際物業代理有限公司 Colliers International Agency Limited
15. 萊坊(香港)有限公司 Knight Frank Hong Kong Limited
16. 壹置業顧問有限公司 Office One Property Consultants Limited
17. 東涌物業有限公司 Tung Chung Property Agency Limited
18. 信和地產代理有限公司 Sino 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: www.mayfairbythesea.hk/two。

The address of the website designated by the vendor for the Development is: www.mayfairbythesea.hk/two.