

## 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	半山捌號 Central 8	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	摩羅廟街 8 號 (此臨時門牌號數有待發展項目建成時確認) No. 8 Mosque Street (The above provisional street number is subject to confirmation when the Development is completed)		
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)		99	

印製日期 Date of Printing	價單編號 Number of Price List
21 May 2020	1

### 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
無 NIL	無 NIL	無 NIL

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)) 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.)									
樓層 Floor	單位 Flat				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
5	A	16.813 (181) 露台 Balcony: - - 工作平台 Utility Platform: - -	5,793,000	344,555 (32,006)	-	-	-	-	-	-	-	-	-	-
	B	28.887 (311) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,466,000	327,691 (30,437)	-	-	-	-	-	-	-	-	-	-
	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	8,489,000	295,146 (27,384)	-	-	-	-	-	-	-	-	-	-
	D	16.813 (181) 露台 Balcony: - - 工作平台 Utility Platform: - -	5,200,000	309,284 (28,729)	-	-	-	-	-	-	-	-	-	-
6	A	16.813 (181) 露台 Balcony: - - 工作平台 Utility Platform: - -	5,878,000	349,610 (32,475)	-	-	-	-	-	-	-	-	-	-
	B	28.887 (311) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,606,000	332,537 (30,887)	-	-	-	-	-	-	-	-	-	-
7	A	16.813 (181) 露台 Balcony: - - 工作平台 Utility Platform: - -	5,965,000	354,785 (32,956)	-	-	-	-	-	-	-	-	-	-
	B	28.887 (311) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,748,000	337,453 (31,344)	-	-	-	-	-	-	-	-	-	-
	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	8,776,000	305,125 (28,310)	-	-	-	-	-	-	-	-	-	-
	D	16.813 (181) 露台 Balcony: - - 工作平台 Utility Platform: - -	5,519,000	328,258 (30,492)	-	-	-	-	-	-	-	-	-	-

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)) 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.)									
樓層 Floor	單位 Flat				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
9	A	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,905,000	367,033 (34,015)	-	-	-	-	-	-	-	-	-	-
	B	28.887 (311) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	10,078,000	348,877 (32,405)	-	-	-	-	-	-	-	-	-	-
	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,073,000	315,451 (29,268)	-	-	-	-	-	-	-	-	-	-
	D	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,646,000	353,266 (32,739)	-	-	-	-	-	-	-	-	-	-
11	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,198,000	319,797 (29,671)	-	-	-	-	-	-	-	-	-	-
	D	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,738,000	358,157 (33,192)	-	-	-	-	-	-	-	-	-	-
12	A	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,049,000	374,688 (34,724)	-	-	-	-	-	-	-	-	-	-
	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,262,000	322,022 (29,877)	-	-	-	-	-	-	-	-	-	-
	D	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,784,000	360,602 (33,419)	-	-	-	-	-	-	-	-	-	-
15	A	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,098,000	377,292 (34,966)	-	-	-	-	-	-	-	-	-	-
	B	28.887 (311) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	10,359,000	358,604 (33,309)	-	-	-	-	-	-	-	-	-	-
	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,325,000	324,213 (30,081)	-	-	-	-	-	-	-	-	-	-
	D	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,831,000	363,100 (33,650)	-	-	-	-	-	-	-	-	-	-

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.)									
樓層 Floor	單位 Flat				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
16	A	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,147,000	379,897 (35,207)	-	-	-	-	-	-	-	-	-	-
	B	28.887 (311) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	10,461,000	362,135 (33,637)	-	-	-	-	-	-	-	-	-	-
	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,390,000	326,472 (30,290)	-	-	-	-	-	-	-	-	-	-
	D	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,878,000	365,598 (33,882)	-	-	-	-	-	-	-	-	-	-
17	C	28.762 (310) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	9,454,000	328,698 (30,497)	-	-	-	-	-	-	-	-	-	-
	D	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,926,000	368,150 (34,118)	-	-	-	-	-	-	-	-	-	-
20	A	18.813 (203) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	7,375,000	392,016 (36,330)	-	-	-	-	-	-	-	-	-	-

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

- (1) 準買家應參閱發展項目售樓說明書，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：在第(4)(i)段中，『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，皆以向下捨入方式換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: In paragraph (4)(i), "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 down to the nearest hundred to determine the purchase price. The Purchaser 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

### The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『胡關李羅律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$100,000 made payable to “Woo Kwan Lee & Lo” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

### (A) 即供付款計劃 (照售價減 6%) Cash Payment Method (6% discount on the Price)

1. 臨時訂金即樓價5% (『臨時訂金』)於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 (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後60日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

### (B) 八成半按揭即供付款計劃 (照售價減 4%) 85% Mortgage Loan Cash Payment Method (4% discount on the Price)

\*\*\*只提供予第一手買家\*\*\*

\*\*\*This method is only available to the first hand purchasers\*\*\*

1. 臨時訂金即樓價5% (『臨時訂金』)於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 (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後90日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

**(C) 建築期付款計劃 (照售價減 2%) Stage Payment Method (2% discount on the Price)**

1. 臨時訂金即樓價5% (『臨時訂金』)於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 (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 加付訂金即樓價5%於簽署臨時買賣合約的日期後120日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額)於賣方就其有能力將發展項目中的指明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 日內繳付。

85% of the purchase price (balance of purchase 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 specified property in the development to the Purchaser.

**(D) 八成半按揭建築期付款計劃 (照售價) 85% Mortgage Loan Stage Payment Method (the Price)**

**\*\*\*只提供予第一手買家\*\*\***

**\*\*\*This method is only available to the first hand purchasers\*\*\***

1. 臨時訂金即樓價5% (『臨時訂金』)於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 (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 加付訂金即樓價5%於簽署臨時買賣合約的日期後120日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額)於賣方就其有能力將發展項目中的指明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 日內繳付。

85% of the purchase price (balance of purchase 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 specified property in the development to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 請參閱第(4)(i)段。

Please refer to paragraph (4)(i).

(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) 「第一物業按揭貸款」 ( 只適用於選擇第 (4)(i) 段中付款計劃 (B) 之買方 )

**First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (B) in paragraph (4)(i))**

買方可向賣方指定的財務機構(「指定財務機構」)申請第一物業按揭貸款(「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款日前 30 日由買方以指定表格向指定財務機構作出書面申請物業按揭貸款並須經由指定財務機構批核。該物業按揭貸款受下列主要條款及條件限制:- The Purchaser can apply for a first mortgage loan (“mortgage loan”) from the Vendor’s designated financing company (“designated financing company”), such mortgage loan application shall be made by the Purchaser to the designated financing company in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan subject to the approval of the designated financing company. The mortgage loan is subject to the following main terms and conditions: -

1. 若買方以公司名義購買指明住宅物業，該買方必須為香港註冊成立之有限公司，並且指定財務機構有權要求該買方提供指定財務機構認受之個人擔保。If the Purchaser which purchases the specified residential property is a company, such Purchaser must be a limited company incorporated in Hong Kong and the designated financing company shall have the right to request such Purchaser to provide personal guarantee which is recognized by the designated financing company.
2. 所有物業按揭貸款法律文件需由胡關李羅律師行辦理，並由買方負責有關律師費用及雜費。All legal documents of the mortgage loan shall be handled by Woo Kwan Lee & Lo, Solicitors (“the Vendor’s solicitors”) and all the costs and disbursements relating thereto shall be borne by the Purchaser.
3. 物業按揭貸款金額最高金額為淨樓價的 85%。「淨樓價」一詞指住宅物業之樓價扣除第 (4)(i)段所述的成交優惠(如有)後的金額。The maximum amount of the mortgage loan shall be 85 % of net purchase price. The term “net purchase price” means the amount of the purchase price of the residential property after deducting the Completion Benefit (if any) as set out in paragraph (4)(i).
4. 物業按揭貸款之貸款年期不可超過 30 年。The repayment term of the mortgage loan shall not exceed 30 years.
5. 物業按揭貸款及以下列方式計算的利息，按月償還:- The mortgage loan together with interest to be calculated in the following manner shall be repaid by monthly instalments: -

- (i) 首 2 年年利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「港元最優惠利率」)減年利率 2%計算，按利率浮動而計算。The interest for the first 2 years shall be calculated at a rate of 2% p.a. below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (the “Hong Kong Dollar Best Lending Rate”), subject to the fluctuation of the interest rate.
- (ii) 其後全期，利率以港元最優惠利率加 1%計算，按利率浮動而計算。Thereafter, the interest shall be calculated at a rate of 1% p.a. above Hong Kong Dollar Best Lending Rate, subject to the fluctuation of the interest rate.
6. 買方可提早償還貸款(全部或部份)及利息。每次提前償還貸款金額須不少於港幣十萬，而買方須提前三十天向指定財務機構發出提前還款之書面通知，並向指定財務機構清楚提出提前償還貸款日期，手續費全免。Early repayment of outstanding principal (in full or in part) and interest for the mortgage loan is acceptable provided that each partial prepayment amount shall be not less than HK\$100,000, and the Purchaser shall notify the designated financing company in writing 30 days in advance. The Purchaser must clearly state the date for the early repayment. No handling charge is required.
7. 買方於決定申請物業按揭貸款前，敬請先向指定財務機構查詢有關詳情。以上所有條款及條件，優惠(如有)及物業按揭貸款批出與否，指定財務機構有最終決定權，與峰圖有限公司無關，且於任何情況下峰圖有限公司均無需為此負責。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款之批核，峰圖有限公司及/或峰圖有限公司之代理並無給予，或視之為已給予，任何聲明或保證。峰圖有限公司及/或峰圖有限公司之代理並沒有亦不會參與物業按揭貸款之安排。買方不得就由於或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向峰圖有限公司及/或峰圖有限公司之代理提出任何申索。The Purchaser is advised to enquire with the designated financing company on details before deciding to apply for the mortgage loan. All the above terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the designated financing company and not related to Hill Concept Limited and Hill Concept Limited shall in no event be liable for anything arisen therefrom. The Purchaser shall complete the purchase of the residential property and shall pay the Purchase Price of the residential property in full irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by Hill Concept Limited and/or its agent as to the approval of the mortgage loan. Hill Concept Limited and/or its agent is not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against Hill Concept Limited and/its agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.
8. 買方需就申請物業按揭貸款支付不可退還的申請手續費，手續費為港幣\$10,000。The Purchaser shall pay HK\$10,000 as the non-refundable application fee for the mortgage loan.
9. 買方須提供足夠文件證明其還款能力，包括但不限於提供信貸報告，收入證明及/或銀行紀錄。The Purchaser shall provide documentary evidence to the designated financing company's satisfaction in proving his/her repayment ability, including but not limited to provision of credit report, income proof and/or bank record.
10. 物業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 mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
11. 有關物業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。The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the designated financing company.
12. 為免生疑問，峰圖有限公司與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責或賠償。而賣方在有關住宅物業的買賣合約項下的權益並不受影響。For the avoidance of doubt, Hill Concept Limited has no involvement in the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom. The rights of Hill Concept Limited under the agreement for sale and purchase of the residential property shall not be affected.

**(B)「第一物業按揭貸款」(只適用於選擇第(4)(i)段中付款計劃(D)之買方)**

**First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (D) in paragraph (4)(i))**

買方可向賣方指定的財務機構(「指定財務機構」)申請第一物業按揭貸款(「物業按揭貸款」),該物業按揭貸款申請必須不遲於預期的貸款日前30日由買方以指定表格向指定財務機構作出書面申請物業按揭貸款並須經由指定財務機構批核。該物業按揭貸款受下列主要條款及條件限制:- The Purchaser can apply for a first mortgage loan (“mortgage loan”) from the Vendor’s designated financing company (“designated financing company”), such mortgage loan application shall be made by the Purchaser to the designated financing company in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan subject to the approval of the designated financing company. The mortgage loan is subject to the following main terms and conditions: -

1. 若買方以公司名義購買指明住宅物業,該買方必須為香港註冊成立之有限公司,並且指定財務機構有權要求該買方提供指定財務機構認受之個人擔保。If the Purchaser which purchases the specified residential property is a company, such Purchaser must be a limited company incorporated in Hong Kong and the designated financing company shall have the right to request such Purchaser to provide personal guarantee which is recognized by the designated financing company.
2. 所有物業按揭貸款法律文件需由胡關李羅律師行辦理,並由買方負責有關律師費用及雜費。All legal documents of the mortgage loan shall be handled by Woo Kwan Lee & Lo, Solicitors (“the Vendor’s solicitors”) and all the costs and disbursements relating thereto shall be borne by the Purchaser.
3. 物業按揭貸款金額最高金額為淨樓價的85%。「淨樓價」一詞指住宅物業之樓價扣除第(4)(i)段所述的成交優惠(如有)後的金額。The maximum amount of the mortgage loan shall be 85 % of net purchase price. The term “net purchase price” means the amount of the purchase price of the residential property after deducting the Completion Benefit (if any) as set out in paragraph (4)(i).
4. 物業按揭貸款之貸款年期不可超過30年。The repayment term of the mortgage loan shall not exceed 30 years.
5. 物業按揭貸款及以下列方式計算的利息,按月償還:- The mortgage loan together with interest to be calculated in the following manner shall be repaid by monthly instalments: -
  - (iii) 首2年年利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「港元最優惠利率」)減年利率1.8%計算,按利率浮動而計算。The interest for the first 2 years shall be calculated at a rate of 1.8% p.a. below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (the “Hong Kong Dollar Best Lending Rate”), subject to the fluctuation of the interest rate.
  - (iv) 其後全期,利率以港元最優惠利率加1%計算,按利率浮動而計算。Thereafter, the interest shall be calculated at a rate of 1% p.a. above Hong Kong Dollar Best Lending Rate, subject to the fluctuation of the interest rate.
6. 買方可提早償還貸款(全部或部份)及利息。每次提前償還貸款金額須不少於港幣十萬,而買方須提前三十天向指定財務機構發出提前還款之書面通知,並向指定財務機構清楚提出提前償還貸款日期,手續費全免。Early repayment of outstanding principal (in full or in part) and interest for the mortgage loan is acceptable provided that each partial prepayment amount shall be not less than HK\$100,000, and the Purchaser shall notify the designated financing company in writing 30 days in advance. The Purchaser must clearly state the date for the early repayment. No handling charge is required.

7. 買方於決定申請物業按揭貸款前，敬請先向指定財務機構查詢有關詳情。以上所有條款及條件，優惠(如有)及物業按揭貸款批出與否，指定財務機構有最終決定權，與峰圖有限公司無關，且於任何情況下峰圖有限公司均無需為此負責。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款之批核，峰圖有限公司及/或峰圖有限公司之代理並無給予，或視之為已給予，任何聲明或保證。峰圖有限公司及/或峰圖有限公司之代理並沒有亦不會參與物業按揭貸款之安排。買方不得就由於或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向峰圖有限公司及/或峰圖有限公司之代理提出任何申索。The Purchaser is advised to enquire with the designated financing company on details before deciding to apply for the mortgage loan. All the above terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the designated financing company and not related to Hill Concept Limited and Hill Concept Limited shall in no event be liable for anything arisen therefrom. The Purchaser shall complete the purchase of the residential property and shall pay the Purchase Price of the residential property in full irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by Hill Concept Limited and/or its agent as to the approval of the mortgage loan. Hill Concept Limited and/or its agent is not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against Hill Concept Limited and/its agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.
8. 買方需就申請物業按揭貸款支付不可退還的申請手續費，手續費為港幣\$10,000。The Purchaser shall pay HK\$10,000 as the non-refundable application fee for the mortgage loan.
9. 買方須提供足夠文件證明其還款能力，包括但不限於提供信貸報告，收入證明及/或銀行紀錄。The Purchaser shall provide documentary evidence to the designated financing company's satisfaction in proving his/her repayment ability, including but not limited to provision of credit report, income proof and/or bank record.
10. 物業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 mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
11. 有關物業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。The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the designated financing company.
12. 為免生疑問，峰圖有限公司與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責或賠償。而賣方在有關住宅物業的買賣合約項下的權益並不受影響。For the avoidance of doubt, Hill Concept Limited has no involvement in the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom. The rights of Hill Concept Limited under the agreement for sale and purchase of the residential property shall not be affected.

(C) 購買以下列明的單位之買方，將可獲贈以下位處該單位內之物品（「該等物品」），該等物品將放置於指明住宅物業或賣方決定之其他方式交付買方。（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該等物品將會以現狀（即該等物品在交易完成日當天的狀況）於交易完成時連同該單位給予買方，並無亦不會有就任何該等物品之質量或狀況或該等物品是否效能良好作出之陳述或保證，亦不會有任何保養或補救欠妥之處的責任就任何該等物品提供，買方沒有權利就該等物品作出任何反對。）

The following items in the Unit as listed below (“the items”) will be delivered to the Purchaser of that property as gifts by way of leaving the same in the specified residential property or in any manner as the Vendor may decide (subject to terms and conditions of relevant documentation, which said terms and conditions including (without limitation) the following: the items will be delivered to the Purchaser upon completion on an “as is” basis (i.e. the condition of the items are or will be as at the date of completion), and no representation or warranty as to the quality and condition of any of the items or whether the items will be in good working condition is or will be given and that no maintenance or defect liability for any of the items will be provided and the Purchaser shall not be entitled to rise any objection thereto.)

Applicable to: Flat A (5/F-7/F, 9/F, 12/F, 15/F-16/F, 20/F) & D (5/F, 7/F, 9/F, 11/F-12/F, 15/F-17/F)

適用於：5至7樓、9樓、12樓、15至16樓、20樓A單位及5樓、7樓、9樓、11至12樓、15至17樓D單位

位置 Location	物品 Items	數量 Quantity
客廳 Living Room	梳化床連床褥 Sofa Bed with Mattress	1 套 (1 set)
	咕啞 Cushion	2
	書枱 Desk	1
	枱燈 Table Lamp	1
	擴香瓶 Fragrance Diffuser	1
	電視 TV	1
	電視櫃 TV Cabinet	1
	椅子 Chair	1
	衣櫃 Wardrobe	1
	窗簾 Curtain	1
浴室 Bathroom	擴香瓶 Fragrance Diffuser	1

Applicable to: Flat B (5/F-7/F, 9/F, 15/F-16/F) & C (5/F, 7/F, 9/F, 11/F-12/F, 15/F-17/F)

適用於：5至7樓、9樓、15至16樓B單位及5樓、7樓、9樓、11至12樓、15至17樓C單位

位置 Location	物品 Items	數量 Quantity
客廳 Living Room	布梳化 Sofa	1 套 (1 set)
	電視 TV	1
	電視櫃 TV Cabinet	1
	茶几 Side Table	1
	落地燈 Floor Lamp	1
	掛畫 Artwork	1
	擴香瓶 Fragrance Diffuser	1
	咕啞 Cushion	2
窗簾 Curtain	1	
睡房 Bedroom	床頭几 Bedside Table	1
	枱燈 Table Lamp	1
	衣櫃 Wardrobe	1
	咕啞 Cushion	4
	雙人床連床褥 Double Bed with Mattress	1
	枕頭 Pillow	2
	枕頭套 Pillow Cover	2
	床單 Bed Sheet	1
	被套 Blanket Cover	1
	被 Blanket	1
	窗簾 Curtain	1
廚房 Kitchen	咖啡機 Coffee Machine	1
浴室 Bathroom	擴香瓶 Fragrance Diffuser	1

(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、買家印花稅及任何因逾期繳付任何印花稅引致的罰款、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

有關製作、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、所購指明住宅物業的業權契據及文件認證副本之費用、所購指明住宅物業的買賣合約及轉讓契之圖則費，所購指明住宅物業的按揭(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(第1標準)而須作出的任何法定聲明的費用及其他有關所購指明住宅物業的買賣的文件的法律、代墊費用及其他實際支出，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 specified residential property purchased, all plan fees for plans to be annexed to agreement for sale and purchase and the assignment of the specified residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the specified residential property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (scale 1) of ad valorem stamp duty, and all legal costs, disbursements and charges of any other documents relating to the sale and purchase of the specified residential 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 agents to act in the sale of any specified residential property in the Development:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 測量行有限公司及旗下特許經營商 CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES

宜居顧問服務有限公司 EASY LIVING CONSULTANT LIMITED

安閣物業香港 ENGEL & VÖLKERS HONG KONG

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCY GENERAL ASSOCIATION LIMITED

景城地產有限公司 KS & PROPERTY LIMITED

Q 房網集團 QFANG GROUP

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

專業地產公司 PROFESSIONAL PROPERTIES CO

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

領航集團 VANGUARD GROUP

祥益地產代理有限公司 MANY WELLS PROPERTY AGENT 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.CENTRAL8.COM](http://WWW.CENTRAL8.COM)

The address of the website designated by the Vendor for the development is: [WWW.CENTRAL8.COM](http://WWW.CENTRAL8.COM)