

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，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 the 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)(i) 註：在第(4)段中，『售價』指本價單第二部份中所列之售價，而『成交金額』指臨時買賣合約正式買賣合約中訂明的價錢(即售價經計算適用折扣後之價錢)。因應不同支付條款及／或折扣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成交金額。

Note: In paragraph (4), "Price" means the price set out 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 formal agreement for sales and purchase, i.e., the purchase price after applying the applicable discounts on Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded down to the nearest hundred to determine the Transaction Price.

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成交金額5%之金額作為臨時訂金，其中港幣\$100,000之部分臨時訂金必須以銀行本票支付，臨時訂金的餘款可以支票支付，本票及支票抬頭請寫「高李葉律師行」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit which is equivalent to 5% of the Transaction 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 "Kao, Lee & Yip".

(A) 120天現金優惠付款計劃 120-day Cash Payment Plan (照售價減8%) (8% discount from the Price)

1) 成交金額5% (臨時訂金) 須於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後起計的第5個工作天或之前簽署正式買賣合約。

5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2) 買方簽署臨時買賣合約後起計60天內再付成交金額5% (加付訂金)。

A further 5% of the Transaction Price (further deposit) shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

3) 成交金額90% (成交金額餘款) 於買方簽署臨時買賣合約後起計 120 天內繳付或於完成交易時付清，以較早者為準。

A balance of 90% of the Transaction Price (Balance of Transaction Price) shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase or upon completion, whichever is the earlier.

(A1) 120天備用二按貸款付款計劃 120-day Standby Second Mortgage Loan Payment Plan (照售價減7%) (7% discount from the Price)

- 1) 成交金額5% (臨時訂金) 須於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後起計的第5個工作天或之前簽署正式買賣合約。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 2) 買方簽署臨時買賣合約後起計60天內再付成交金額5% (加付訂金)。
A further 5% of the Transaction Price (further deposit) shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 3) 成交金額90% (成交金額餘款) 於買方簽署臨時買賣合約後起計 120 天內繳付或於完成交易時付清，以較早者為準。
A balance of 90% of the Transaction Price (Balance of Transaction Price) shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase or upon completion, whichever is the earlier.

(B) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減6.5%) (6.5% discount from the Price)

- 1) 成交金額5% (臨時訂金) 須於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後起計的第5個工作天或之前簽署正式買賣合約。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 2) 買方簽署臨時買賣合約後起計90天內再付成交金額5% (加付訂金)。
A further 5% of the Transaction Price (further deposit) shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
- 3) 成交金額90% (成交金額餘款) 於買方簽署臨時買賣合約後起計 180 天內繳付或於完成交易時付清，以較早者為準。
A balance of 90% of the Transaction Price (Balance of Transaction Price) shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase or upon completion, whichever is the earlier.

(B1) 180天備用二按貸款付款計劃 180-day Standby Second Mortgage Loan Payment Plan (照售價減5.5%) (5.5% discount from the Price)

- 1) 成交金額5% (臨時訂金) 須於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後起計的第5個工作天或之前簽署正式買賣合約。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 2) 買方簽署臨時買賣合約後起計90天內再付成交金額5% (加付訂金)。
A further 5% of the Transaction Price (further deposit) shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
- 3) 成交金額90% (成交金額餘款) 於買方簽署臨時買賣合約後起計 180 天內繳付或於完成交易時付清，以較早者為準。
A balance of 90% of the Transaction Price (Balance of Transaction Price) shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase or upon completion, whichever is the earlier.

(C) 建築期付款計劃 Stage Payment Plan (照售價減2%) (2% discount from The Price)

- 1) 成交金額5% (臨時訂金) 須於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後起計的第5個工作天或之前簽署正式買賣合約。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 2) 買方簽署臨時買賣合約後起計90天內再付成交金額5% (加付訂金)。
A further 5% of the Transaction Price (further deposit) shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
- 3) 買方簽署臨時買賣合約後起計180天內再付成交金額5% (部份成交金額)
A further 5% of the Transaction Price (part payment of Transaction Price) shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase.
- 4) 成交金額85% (成交金額餘款) 於賣方就其有能力將有關物業有效地轉讓予買方一事向買方發出通知的日期起計 14 天內付清。
A balance of 85% of the Transaction Price (Balance of Transaction Price) shall be paid within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(C1) 建築期備用二按貸款付款計劃 Stage Standby Second Mortgage Loan Payment Plan (照售價) (the Price)

- 1) 成交金額5% (臨時訂金) 須於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後起計的第5個工作天或之前簽署正式買賣合約。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 2) 買方簽署臨時買賣合約後起計90天內再付成交金額5% (加付訂金)。
A further 5% of the Transaction Price (further deposit) shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
- 3) 買方簽署臨時買賣合約後起計180天內再付成交金額5% (部份成交金額)。
A further 5% of the Transaction Price (part payment of Transaction Price) shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

- 4) 成交金額85% (成交金額餘款) 於賣方就其有能力將有關物業有效地轉讓予買方一事向買方發出通知的日期起計 14 天內付清。
A balance of 85% of the Transaction Price (Balance of Transaction Price) shall be paid within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(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) 保利悠悅會會員優惠 Poly Joy Club member Discount

在簽署臨時買賣合約當日，買方如屬保利悠悅會會員，可獲1.5%售價折扣優惠。最少一位個人買方(如買方包含多於一位個人買家)或最少一位買方之董事(如買方是公司買家)須為保利悠悅會會員，方可享此折扣優惠。如有爭議，以賣方決定為最終決定。

A 1.5% discount on the Price would be offered to the Purchaser who is a Poly Joy Club member on the date of signing of the Preliminary Agreement for Sale and Purchase. At least one individual Purchaser (if the Purchaser comprises more than one individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Poly Joy Club member on the date of signing of the Preliminary Agreement for Sale and Purchase in order to enjoy the discount offer. In case of dispute, the Vendor's decision is final and is binding on the Purchaser(s).

- (c) 印花稅折扣 Stamp Duty Discount

簽署臨時合約購買本價單中所列之住宅物業之買方可獲額外售價 8.5%印花稅折扣優惠。

An extra 8.5% stamp duty discount on Price would be offered to the Purchaser(s) who sign(s) the Preliminary Agreement for Sale and Purchase to purchase a residential property listed in this price list.

(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) 請參閱4(i)及(ii)。

Please refer to 4(i) and 4(ii).

- (b) 保利首置用家現金回贈優惠 Poly First Time Buyer Cash Rebate Offer

如買方僅購買本價單中所列之1個住宅物業並在簽署臨時買賣合約當天在香港沒有其他住宅物業，可獲賣方提供現金回贈港幣\$80,000元。買方應於付清成交金額餘款之日或買賣合約內訂明的成交日期(以較早者為準)後30日內以書面(連同(i)買賣合約印花稅加蓋證書及(ii)法定聲明證明該買方符合以較低稅率(第2標準)繳納從價印花稅的資格)提交予賣方律師，以向賣方申請「首次置業現金回贈」，在賣方律師收到申請並確認買方已付清成交金額餘款及核實相關資料無誤後，賣方律師將發信通知買方領取「首次置業現金回贈」港幣\$80,000的支票。若有爭議，賣方有最終決定權並對買方具有約束力。本優惠以相關交易文件條款作準。

The Purchaser shall be entitled to a HK\$80,000 Cash Rebate offered by the Vendor if the Purchaser purchases only ONE residential property listed in this price list and the Purchaser does not own other residential property in Hong Kong on the date of signing of the Preliminary Agreement for Sale and Purchase. The Purchaser should apply to the Vendor for the First Time Buyer Cash Rebate by a written application to the Vendor's solicitors (accompanied with (i) the stamp duty certificate in respect of the Formal Agreement for Sale and Purchase and (ii) a Statutory Declaration to prove that Purchaser is eligible for paying ad valorem stamp duty at lower rate (scale 2)) within 30 days after the date of settlement of the balance of the Transaction Price or the completion date as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor's Solicitors have received the application and have duly confirmed that the Purchaser has settled the balance of Transaction Price and have also verified all relevant information, the Vendor's Solicitors will issue a letter to the Purchaser notifying the Purchaser to collect a cheque in the sum of HK\$80,000. In case of dispute, the Vendor's decision is final and binding on the Purchaser. This benefit is subject to the terms and conditions of the relevant transaction document.

- (c) 備用二按貸款 (只適用於選擇第4(i)段中支付條款(A1)、(B1)及 (C1)之買方)

Standby Second Mortgage Loan (Only applicable to the Purchaser who has selected Terms of Payment (A1), (B1) and (C1) in paragraph 4(i))

買方可向指定的財務公司申請備用二按貸款，惟買方須受制於以下主要條件及條款：

Purchaser(s) can apply for Standby Second Mortgage Loan from the designated financing company subject to the following key terms and conditions:

- A) 第二按揭貸款最高金額為成交金額#的20% ，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額#的80% 。
The maximum second mortgage loan amount shall be 20% of the Transaction Price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the Transaction Price.#
- # 就此項而言，須先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他優惠的價值。
The value of all cash rebates and other benefits made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price for this purpose.
- B) 第二按揭貸款首24個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(P)減2% p.a. (P-2%) ，其後之按揭利率為港元最優惠利率(P) ，利率浮動。最終按揭利率以指定的財務公司最後審批結果為準。
Interest rate of second mortgage loan for the first 24 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% p.a. (P-2%), thereafter at Hong Kong Dollar Best Lending Rate (P), subject to fluctuation. The final interest rate will be subject to final approval by the designated financing company.
- C) 買方必須於付清成交金額餘款之日起計最少60日前以書面向指定的財務公司申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the date of settlement of the Balance of the Transaction Price.
- D) 第二按揭貸款年期最長為25年，或與第一按揭貸款之年期相同，以較短者為準。
The maximum tenor of second mortgage loan shall be 25 years or the same tenor of first mortgage loan, whichever is shorter.
- E) 買方須按指定的財務公司的要求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(即第一按揭貸款及第二按揭貸款及其他借貸的還款)不超過香港金融管理局不時訂明的「供款與入息比率」上限。
The Purchaser shall, in accordance with the requirements of the designated financing company, provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly installments (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.
- F) 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior written consent from the first mortgagee bank to apply for a second mortgage loan.
- G) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立處理和審批。
First mortgage loan and second mortgage loan shall be processed and approved by the relevant mortgagees independently.
- H) 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的財務公司)指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。
All legal documents of the second mortgage shall be handled by the Vendor's (or designated financing company's) designated solicitors and all legal costs and disbursements relating thereto shall be borne by the Purchaser.
- I) 第二按揭貸款批出與否及其條款，受制於賣方的指定財務公司的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按臨時買賣合約及正式買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the designated financing company and do not concern the Vendor and the Vendor shall under no circumstances be responsible therefor. Irrespective of whether any loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the Preliminary Agreement of Sale and Purchase and Formal Agreement of Sale and Purchase and pay the full Transaction Price.
- J) 此第二按揭貸款受指定的財務公司所定的其他條款及細則約束。
This second mortgage loan is subject to other terms and conditions as determined by the designated financing company.

- (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有關購買的所有法律文件及賣方指定之代表律師亦同時處理按揭文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買或若按揭文件並非由賣方指定之代表律師處理，買賣雙方須各自負責正式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 in respect of all legal documents in relation to the purchase and the Vendor's solicitors also handle the mortgage documentation, the Vendor agrees to bear the legal cost of the Formal Agreement for Sale and Purchase and the Assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase or the mortgage documentation is not handled by the Vendor's solicitors, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the Formal Agreement for Sale and Purchase and the Assignment.

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(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)。

All stamp duties on the Preliminary Agreement for Sale and Purchase, the Formal Agreement for Sale and Purchase and the Assignment (including but without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (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.

有關其他法律文件之律師費如: 附加合約、有關樓宇之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。
All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

- (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:
賣方委任的代理:
Agents appointed by the Vendor:

保利(香港)物業代理有限公司
Poly (Hong Kong) Property Agency Company Limited
中原地產代理有限公司
Centaline Property Agency Limited
美聯物業代理有限公司
Midland Realty International Limited
利嘉閣地產有限公司
Ricacorp Properties Limited
香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited
世紀 21 集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees
云房網絡(香港)代理有限公司
Qfang Network (HongKong) Agency Limited

請注意：任何人可委任任何地產代理在購買該發展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.vibecentro.com.hk
The address of the website designated by the vendor for the development is: www.vibecentro.com.hk