

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	山水盈 Crescent Green	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	高埔徑 3 號 (臨時門牌號數有待發展項目建成時確認) No. 3 Ko Po Path (The provisional street number is subject to confirmation when the Development is completed)		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			331

印製日期 Date of Printing	價單編號 Number of Price List
25 November 2019	2

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
17 March 2020	2A	---
20 October 2020	2B	---
14 January 2021	2C	---
25 February 2021	2D	---
12 April 2021	2E	---
13 April 2021	2F	---
17 June 2021	2G	---

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
屋號 House number															
第1座 Tower 1	8	A	90.075 (970) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,887,000	154,172 (14,316)	4.268 (46)	--	--	--	--	--	--	--	--	--
	7	A	90.075 (970) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,725,000	152,373 (14,149)	4.268 (46)	--	--	--	--	--	--	--	--	--
	6	A	90.075 (970) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,644,000	151,474 (14,066)	4.268 (46)	--	--	--	--	--	--	--	--	--
	5	A	90.075 (970) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,564,000	150,586 (13,984)	4.268 (46)	--	--	--	--	--	--	--	--	--
	8	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,508,000	150,557 (13,983)	4.268 (46)	--	--	--	--	--	--	--	--	--
	7	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,347,000	148,763 (13,817)	4.268 (46)	--	--	--	--	--	--	--	--	--
	6	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,266,000	147,860 (13,733)	4.268 (46)	--	--	--	--	--	--	--	--	--
	5	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,187,000	146,979 (13,651)	4.268 (46)	--	--	--	--	--	--	--	--	--
第2座 Tower 2	12	A	89.896 (968) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,439,000	160,619 (14,916)	4.268 (46)	--	--	--	--	--	--	--	--	--
	11	A	89.896 (968) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,358,000	159,718 (14,833)	4.268 (46)	--	--	--	--	--	--	--	--	--
	10	A	89.896 (968) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,279,000	158,839 (14,751)	4.268 (46)	--	--	--	--	--	--	--	--	--
	9	A	89.896 (968) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,199,000	157,949 (14,668)	4.268 (46)	--	--	--	--	--	--	--	--	--
	8	A	89.896 (968) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,402,000	149,083 (13,845)	4.268 (46)	--	--	--	--	--	--	--	--	--

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		
屋號 House number																	
第2座 Tower 2	7	A	89.896 (968) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,243,000	147,315 (13,681)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	
	6	A	89.896 (968) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,162,000	146,414 (13,597)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	
	12	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,409,000	160,600 (14,916)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
	11	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,330,000	159,719 (14,834)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
	10	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,250,000	158,827 (14,752)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
	9	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,171,000	157,947 (14,670)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
	8	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,374,000	149,064 (13,845)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
	7	B	89.720 (966) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,215,000	147,292 (13,680)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
第9座 Tower 9	8	A	92.566 (996) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,610,000	157,833 (14,669)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	
	7	A	92.566 (996) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,445,000	156,051 (14,503)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	
	6	A	92.566 (996) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,363,000	155,165 (14,421)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
	5	A	92.566 (996) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,281,000	154,279 (14,338)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--
	3	A	92.566 (996) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,051,000	140,991 (13,103)	4.268 (46)	--	--	--	--	--	--	--	--	--	--	--

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	
屋號 House number																
第9座 Tower 9	2	A	92.566 (996) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$12,969,000	140,105 (13,021)	4.268 (46)	--	--	--	--	--	--	--	--	--	--
	1	A	91.066 (980) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: -- (--)	\$12,808,000	140,645 (13,069)	4.268 (46)	--	--	1.867 (20)	--	--	--	--	--	--	--
	8	B	92.610 (997) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,625,000	157,920 (14,669)	4.268 (46)	--	--	--	--	--	--	--	--	--	--
	7	B	92.610 (997) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,460,000	156,139 (14,504)	4.268 (46)	--	--	--	--	--	--	--	--	--	--
	6	B	92.610 (997) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,378,000	155,253 (14,421)	4.268 (46)	--	--	--	--	--	--	--	--	--	--
	5	B	92.610 (997) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$14,296,000	154,368 (14,339)	4.268 (46)	--	--	--	--	--	--	--	--	--	--
	3	B	92.610 (997) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,392,000	144,606 (13,432)	4.268 (46)	--	--	--	--	--	--	--	--	--	--
	2	B	92.610 (997) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.500 (16)	\$13,310,000	143,721 (13,350)	4.268 (46)	--	--	--	--	--	--	--	--	--	--
	1	B	91.110 (981) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: -- (--)	\$13,096,000	143,738 (13,350)	4.268 (46)	--	--	1.081 (12)	--	--	--	--	--	--	--

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)(i) 註:在本第(4)段中，(a) 『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

Note: In this paragraph (4), (a) "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the Transaction Price.

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(「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，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「的近律師行」或“DEACONS”。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price ("Preliminary Deposit"). HK\$100,000 being part of the Preliminary Deposit must be paid by cashier orders 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 "DEACONS" or "的近律師行".

支付條款 Terms of Payment

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價減 8%) (8% discount from 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, 買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 95%: 成交金額餘款須於買方簽署臨時買賣合約後 90 天內支付。
95% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 90 days after signing of the preliminary agreement for sale and purchase.

(A1) 90 天 Super Lux 36 計劃 90-day Super Lux 36 Plan (照售價減 4%) (4% discount from 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, 買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 95%: 成交金額餘款須於買方簽署臨時買賣合約後 90 天內支付。
95% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 90 days after signing of the preliminary agreement for sale and purchase.

(A2) 90 天備用二按貸款付款計劃 90-day Standby Second Mortgage Loan Payment Plan (照售價減 3%) (3% discount from 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, 買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 95%: 成交金額餘款須於買方簽署臨時買賣合約後 90 天內支付。
95% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 90 days after signing of the preliminary agreement for sale and purchase.

(B) 210 天極靈活付款計劃 210-day Super Flexible Payment Plan (照售價減 7%) (7% discount from 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, 買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 5%: 加付訂金及部份成交金額須於買方簽署臨時買賣合約後 90 天內支付。
5% of the Transaction Price being further deposit and part payment of the Transaction Price 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%: 成交金額餘款須於買方簽署臨時買賣合約後 210 天內支付。
90% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 210 days after signing of the preliminary agreement for sale and purchase.

(B1) 210 天 Super Lux 36 計劃 210-day Super Lux 36 Plan (照售價減 3%) (3% discount from 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, 買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 5%: 加付訂金及部份成交金額須於買方簽署臨時買賣合約後 90 天內支付。
5% of the Transaction Price being further deposit and part payment of the Transaction Price 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%: 成交金額餘款須於買方簽署臨時買賣合約後 210 天內支付。
90% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 210 days after signing of the preliminary agreement for sale and purchase.

(B2) 210 天備用二按貸款付款計劃 210-day Standby Second Mortgage Loan Payment Plan (照售價減 2%) (2% discount from 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, 買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 成交金額 5%: 加付訂金及部份成交金額須於買方簽署臨時買賣合約後 90 天內支付。
5% of the Transaction Price being further deposit and part payment of the Transaction Price 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%: 成交金額餘款須於買方簽署臨時買賣合約後 210 天內支付。
90% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 210 days after signing of the preliminary agreement for sale and purchase.

(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) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit

買方可獲額外 1%售價折扣優惠作為「印花稅津貼」優惠。

An extra 1% discount from the Price would be offered to the Purchasers as the "Subsidy of Stamp Duty" Benefit.

(c) 路勁地產員工折扣 RK Properties Staff Purchasing Discount

如買方是或包括「路勁地產合資格人士」，並且沒有委任地產代理就購入相關指明住宅物業代其行事，可獲額外 5%售價折扣優惠。「路勁地產合資格人士」指路勁基建有限公司（或其任何附屬公司）之任何董事、員工或任何上述者之配偶或子女，惟必須已出示令賣方滿意之有效證明文件證明該關係，賣方就是否有該關係的決定為最終決定。賣方就一人是否「路勁地產合資格人士」決定為最終決定。

If the purchaser is or includes a "Qualified Person of RK Properties", provided that the purchaser did not appoint any estate agent to act for him/her in the purchase of the specified residential property concerned, an extra 5% discount from the Price would be offered. "Qualified Person of RK Properties" means a director or employee of Road King Infrastructure Limited (or any of its subsidiaries), or his/her spouse or child. Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor's determination as to whether there is such a relationship shall be final. The Vendor's determination as to whether a person is a "Qualified Person of RK Properties" shall be final.

(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) 首 3 年供息不供本 70%第一按揭貸款 (此安排只適用於選擇(A1) 90 天 Super Lux 36 計劃 或 (B1) 210 天 Super Lux 36 計劃之買方。)

Interest only for the first 3 years of the 70% First Mortgage Loan (This arrangement is only applicable to Purchasers who choose (A1) 90-day Super Lux 36 Plan or (B1) 210-day Super Lux 36 Plan)

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請最高達成交金額之 70%之第一按揭(「第一按揭貸款」)。第一按揭貸款及其申請受以下條款及條件規限：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the "Referred First Mortgagee") for first mortgage with a maximum loan amount equivalent to 70% of the Transaction Price (the "First Mortgage Loan"). The First Mortgage Loan and its application are subject to the following terms and conditions:

(1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。

The Purchaser shall apply to the Referred First Mortgagee for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.

(2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。

The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

(3) 買方須以所購之發展項目住宅物業之第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the Purchaser.

(4) 第一按揭貸款年期最長為 25 年。

The maximum tenor of the First Mortgage Loan shall be 25 years.

(5) 第一按揭貸款首 36 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減 3.0% (P-3.0%)計算。其後之年利率以最優惠利率(P)計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 5.5%。最終按揭利率以介紹之第一承按人審批結果而定，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。

The interest rate of the first 36 months of the First Mortgage Loan shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 3.0% (P-3.0%). The interest rate for the rest of the term of the First Mortgage Loan shall be Prime Rate (P). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.5% per annum. The final mortgage rate will be subject to final approval by the Referred First 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.

(6) 第一按揭貸款期內首 36 個月只須支付利息，第一按揭貸款之本金可延至第 37 個月繳付。

Only interest payment for the first 36 months is required for the First Mortgage Loan during its tenure. Repayment of the principal amount of the First Mortgage Loan can be deferred to the 37th month.

- (7) 第一按揭貸款及其相關擔保（如要）之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- (8) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚按揭條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage before choosing this arrangement.
- (9) 第一按揭貸款之條款及批核條件僅供參考，介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- (10) 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase.

- (b) 不申請「首3年供息不供本70%第一按揭貸款」之現金回贈優惠（只適用於選擇(A1)90天Super Lux 36計劃或(B1)210天Super Lux 36計劃之買方。）
Cash rebate on Transaction Price for not applying for the "Interest only for the first 3 years of the 70% First Mortgage Loan" (Only applicable to Purchasers who choose (A1) 90-day Super Lux 36 Plan or (B1) 210-day Super Lux 36 Plan.)

如買方於簽署臨時買賣合約後最終選擇不申請上述(4)(iii)(a)段的「首3年供息不供本70%第一按揭貸款」，買方可獲賣方提供相等於成交金額3%之現金回贈，惟買方必須於付清樓價餘款前不少於30天以書面通知賣方買方決定不申請「首3年供息不供本70%第一按揭貸款」。現金回贈將由賣方直接用於支付部份成交金額餘款。為免生疑，獲得此段所述之現金回贈之買方無權獲得下述(4)(iii)(d)段所述之現金回贈。

If the Purchaser after signing of preliminary agreement for sale and purchase finally elects not to apply for the "Interest only for the first 3 years of the 70% First Mortgage Loan" mentioned in paragraph (4)(iii)(a) above, the Purchaser shall be entitled to a cash rebate provided by the Vendor which is equivalent to 3% of the Transaction Price, provided that the Purchaser shall give a written notice to the Vendor not less than 30 days before the date of the payment of the balance of the Transaction Price confirming that the Purchaser will not apply for the "Interest only for the first 3 years of the 70% First Mortgage Loan". The cash rebate will be applied by the Vendor to settle the part payment of the balance of the Transaction Price directly. For the avoidance of doubt, purchasers entitled to the cash rebate referred to in this paragraph shall not be entitled to the cash rebate referred to in paragraphs (4)(iii)(d) below.

- (c) 首3年免息免供第二按揭貸款（此安排只適用於選擇(A2)90天備用二按貸款付款計劃或(B2)210天備用二按貸款付款計劃之買方。）
Interest and Repayment Holidays for the first 3 years of the Second Mortgage Loan (This arrangement is only applicable to Purchasers who choose (A2) 90-day Standby Second Mortgage Loan Payment Plan or (B2) 210-day Standby Second Mortgage Loan Payment Plan.)

買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之第二承按人」）申請最高達成交金額之35%之第二按揭，基本條款如下：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the "Referred Second Mortgagee") for second mortgage with a maximum loan amount equivalent to 35% of the Transaction Price (the "Second Mortgage Loan"). The Second Mortgage Loan and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少60日前以指定格式的申請書向介紹之第二承按人申請按揭貸款。
The Purchaser(s) shall apply to the Referred Second Mortgagee for mortgage loan by prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.
- (2) 買方須依照介紹之第二承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred Second Mortgagee.
- (3) 買方須以所購之發展項目住宅物業之第二法定按揭作為第二按揭貸款的抵押。
The Second Mortgage Loan shall be secured by a second legal mortgage over the residential property in the Development purchased by the Purchaser.

- (4) 第二按揭貸款年期最長為 25 年或與第一按揭貸款同等年期，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 the shorter.
- (5) 第二按揭貸款自支取日起計的首 36 個月設免息免供。期後第二按揭貸款的利率以年利率 7% 計算。利率以介紹之第二承按人的最終審批結果決定，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。
No repayment of principal and no payment of interest is required for the first 36 months from the drawdown date of the Second Mortgage Loan. Thereafter the interest rate of the Second Mortgage Loan shall be calculated at 7% p.a.. The interest rate will be subject to approval and decision by the Referred Second 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.
- (6) 第二按揭貸款最高金額為成交金額的 35%，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或有關住宅物業的估價(以較低者為準)的 85%。
The maximum amount of the Second Mortgage Loan shall be 35% of the Transaction Price, but the total amount of the first mortgage loan and the Second Mortgage Loan together shall not exceed 85% of the Transaction Price or the valuation of the relevant residential property, whichever is the lower.
- (7) 第一按揭貸款銀行須為介紹之第二承按人所指定之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
The first mortgagee bank shall be one which is nominated by the Referred Second Mortgagee. The Purchaser(s) shall obtain the prior written consent from the first mortgagee bank for the application of Second Mortgage Loan.
- (8) 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。
The applications for first mortgage loan and the second mortgage loan will be processed by the relevant mortgagees independently.
- (9) 所有第二按揭貸款及其相關擔保(如要)之法律文件必須由介紹之第二承按人指定律師行辦理，買方及其擔保人(如有)須支付所有第二按揭貸款及其擔保相關之律師費及雜費。
All legal documents of the second mortgage loan and its related guarantee(s) (if necessary) shall be handled by the solicitors designated by the Referred Second Mortgagee and all legal costs and disbursement relating thereto shall be borne by the Purchaser(s) and his/her/their guarantor(s) (if any).
- (10) 買方於決定選擇此安排前，請先向介紹之第二承按人查詢清楚按揭條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred Second Mortgagee on details of the terms and conditions of the mortgage, approval conditions and application procedures of the Second Mortgage before choosing this arrangement.
- (11) 第二按揭貸款條款及批核條件僅供參考，介紹之第二承按人保留在其認為合適時不時更改第二按揭貸款條款及批核條件的權利。
The terms and conditions and approval conditions of the Second Mortgage Loan are for reference only, the Referred Second Mortgagee reserves the right to change the terms and conditions and approval conditions of the Second Mortgage Loan from time to time as it sees fit.
- (12) 第二按揭貸款受其他條款及細則約束。有關第二按揭貸款之批核與否及借貸條款以介紹之第二承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第二按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。
The Second Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the Second Mortgage Loan are subject to the final decision of the Referred Second Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval or disapproval of applications for the Second Mortgage Loan. Regardless the Second Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase.
- (13) 買方須就申請第二按揭貸款支付港幣\$5,000 不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
- (14) 買方如於下列時間內付清第二按揭貸款金額，該買方可根據以下列表獲介紹之第二承按人送出現金回贈優惠(「提前付清第二按揭貸款金額現金回贈優惠」)。
If the Purchaser settles the Second Mortgage Loan within the period specified below, the Purchaser shall be entitled to an early settlement benefit (“Early Second Mortgage Loan Settlement Benefit”) offered by the Referred Second Mortgagee according to the table below.

付清第二按揭貸款金額餘款日期 Date of settlement of the Second Mortgage Loan	提前付清第二按揭貸款現金回贈優惠金額 Early Second Mortgage Loan Settlement Benefit Amount
第二按揭貸款自支取日起 12 個月內 Within 12 months from the drawdown date of the Second Mortgage Loan	成交金額 2% 2% of the Transaction Price
第二按揭貸款自支取日起第 13 個月至第 24 個月內 During the 13th to the 24th months from the drawdown date of the Second Mortgage Loan	成交金額 1% 1% of the Transaction Price

- (d) 不申請「首3年免息免供第二按揭貸款」之現金回贈優惠 (此安排只適用於選擇 (A2) 90 天備用二按貸款付款計劃或 (B2) 210 天備用二按貸款付款計劃之買方。)
Cash rebate on Transaction Price for not applying for the “Interest and Repayment Holidays for the first 3 years of the Second Mortgage Loan” (Only applicable to Purchasers who choose (A2) 90-day Standby Second Mortgage Loan Payment Plan or (B2) 210-day Standby Second Mortgage Loan Payment Plan.)

如買方於簽署臨時買賣合約後最終選擇不申請上述(4)(iii)(c)段的「首3年免息免供第二按揭貸款」，買方可獲賣方提供相等於成交金額4%之現金回贈，惟買方必須於付清樓價餘款前不少於30天以書面通知賣方買方決定不申請「首3年免息免供第二按揭貸款」。現金回贈將由賣方直接用於支付部份成交金額餘款。為免生疑，獲得此段所述之現金回贈之買方無權獲得上述(4)(iii)(b)段所述之現金回贈。

If the Purchaser after signing of preliminary agreement for sale and purchase finally elects not to apply for any of the “Interest and Repayment Holidays for the first 3 years of the Second Mortgage Loan” mentioned in paragraph (4)(iii)(c) above, the Purchaser shall be entitled to a cash rebate provided by the Vendor which is equivalent to 4% of the Transaction Price, provided that the Purchaser shall give a written notice to the Vendor not less than 30 days before the date of the payment of the balance of the Transaction Price confirming that the Purchaser will not apply for the “Interest-free Payment Holiday for the first 3 years of the Second Mortgage Loan”. The cash rebate will be applied by the Vendor to settle the part payment of the balance of the Transaction Price directly. For the avoidance of doubt, purchasers entitled to the cash rebate referred to in this paragraph shall not be entitled to the cash rebate referred to in paragraphs (4)(iii)(b) above.

(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

1. 買方須負責其所有律師費及雜費支出。如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買的一切法律文件，並由賣方代表律師同時處理物業按揭事宜，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(不包括一切雜費及支出)。

The Purchaser shall be responsible for all his/her/its legal costs and expenses. If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase, and the mortgage is handled by the Vendor's solicitors as well, the Vendor agrees to bear the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.

2. 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

3. 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於根據《印花稅條例》(第117章)可予徵收的從價印花稅、額外印花稅、買家印花稅、附加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)、登記費及其他雜費及支出。

All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall 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

一切製作、登記及完成發展項目大廈公契及管理協議("公契")之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、為申請豁免買家印花稅及/或從價印花稅新/較高稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律費用及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律費用及其他支出，均由買方負責及支付。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development (“DMC”) and the plans 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 the agreement for sale and purchase and the Assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new/higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the 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:

賣方委任的代理:

Agents appointed by the Vendor:

- | | |
|-------------------------|--|
| 1. 中原地產代理有限公司 | Centaline Property Agency Limited |
| 2. 世紀 21 集團有限公司及旗下特許經營商 | Century 21 Group Limited and Franchisees |
| 3. 香港置業(代理)有限公司 | Hong Kong Property Services (Agency) Limited |
| 4. 香港(國際)地產商會有限公司及其特許會員 | Hong Kong (International) Realty Association Limited & Chartered Members |
| 5. 香港地產代理商總會有限公司及其特許會員 | Hong Kong Real Estate Agencies General Association Limited & Chartered Members |
| 6. 仲量聯行有限公司 | Jones Lang LaSalle Limited |
| 7. 美聯物業代理有限公司 | Midland Realty (International) Limited |
| 8. 祥益地產代理有限公司 | Many Wells Property Agent Limited |
| 9. 云房網絡(香港)代理有限公司 | QFang Network (Hong Kong) Agency Limited |
| 10. 利嘉閣地產有限公司 | Ricacorp Properties 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: <http://www.crescentgreen.com.hk>。

The address of the website designated by the Vendor for the Development is: <http://www.crescentgreen.com.hk>.