價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數的名稱 Name of the Phase	維港滙 III GRAND VICTORIA III	期數(如有) Phase No. (if any)	第三期 Phase 3
期數的位置 Location of the Phase	荔盈街6號及荔盈街8號 (此臨時門牌號數有待期數建成時確認。) 6 Lai Ying Street and 8 Lai Ying Street (The provisional street number is subject to confirmation when the Phase is completed.)		
期數中的住宅物業的總數 The total number of residential properties in the Phase			388

印製日期 Date of Printing	價單編號 Number of Price List
18/10/2021	5

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
25/01/2022	5A	--
09/03/2022	5B	--
24/08/2022	5C	--

第二部分：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
1(1B)	22	D	30.740 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	10,974,000	356,994 (33,154)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	23	D	30.740 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,029,000	358,783 (33,320)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	25	D	30.740 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,084,000	360,573 (33,486)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	26	D	30.740 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,140,000	362,394 (33,656)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	27	D	30.740 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,195,000	364,183 (33,822)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	28	D	30.740 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,308,000	367,859 (34,163)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	29	D	30.740 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,308,000	367,859 (34,163)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	2	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,225,000	318,293 (29,586)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	3	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,241,000	318,912 (29,644)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	5	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,258,000	319,570 (29,705)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第二部分：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
1(1B)	6	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,274,000	320,189 (29,763)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	7	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,315,000	321,775 (29,910)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	8	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,399,000	325,026 (30,212)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	9	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,399,000	325,026 (30,212)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	10	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,441,000	326,651 (30,363)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	11	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,483,000	328,277 (30,514)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	12	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,525,000	329,902 (30,665)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	15	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,568,000	331,566 (30,820)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	16	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,611,000	333,230 (30,975)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	17	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,654,000	334,894 (31,129)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第二部分：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
1(1B)	18	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,740,000	338,222 (31,439)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	19	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,740,000	338,222 (31,439)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	20	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,784,000	339,925 (31,597)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	21	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,828,000	341,628 (31,755)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	22	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,873,000	343,369 (31,917)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	23	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,916,000	345,033 (32,072)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	25	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,961,000	346,775 (32,234)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	26	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,006,000	348,516 (32,396)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	27	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,051,000	350,257 (32,558)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	28	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,141,000	353,740 (32,881)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第二部分：面積及售價資料 Part 2: Information on Area and Pric

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
1(1B)	29	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,141,000	353,740 (32,881)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	30	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,188,000	355,559 (33,050)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	31	F	25.841 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,279,000	359,081 (33,378)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	32	F	27.516 (296) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	10,078,000	366,260 (34,047)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	2	G	30.739 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	10,336,000	336,250 (31,227)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	3	G	30.739 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	10,358,000	336,966 (31,293)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	5	G	30.739 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	10,378,000	337,617 (31,353)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	29	G	30.739 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,489,000	373,760 (34,710)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1(1B)	30	G	30.739 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	11,546,000	375,614 (34,882)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

(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段內，「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(即售價經計算相關支付條款及適用折扣後之價錢)。因應相關支付條款及適用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 paragraph 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 relevant terms of payment and applicable 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$100,000.00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$100,000.00 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)150天付款計劃 150-day Payment Plan (照售價減5.5%) (5.5% discount on the Price)
(1) 相等於成交金額5%之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 shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.
(2) 成交金額95%即成交金額餘款於買方簽署臨時合約後150天內繳付或於賣方向買方發出書面通知書可將期數內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
95% of Transaction Price being balance of Transaction Price shall be paid within 150 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Phase to the Purchaser, whichever is earlier.

(A2)150天備用二按貸款付款計劃 150-day Standby Second Mortgage Loan Payment Plan (照售價減3.5%) (3.5% discount on the Price)
(只適用於本價單第二部份設有符號“@”的指明住宅物業) (Only applicable to a specified residential property marked with a “ @ ” in Part 2 of this price list)
(1) 相等於成交金額5%之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 shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.
(2) 成交金額95%即成交金額餘款於買方簽署臨時合約後150天內繳付或於賣方向買方發出書面通知書可將期數內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
95% of Transaction Price being balance of Transaction Price shall be paid within 150 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Phase to the Purchaser, whichever is earlier.

買方可向買方指定之財務機構申請「備用二按貸款」。詳情請參閱第(4)(iii)(a)段。
The Purchaser may apply to the Vendor's designated financing company for the "Standby Second Mortgage Loan". Please refer to paragraph (4)(iii)(a) for details

(B)360天付款計劃 360-day Payment Plan (照售價減4.5%) (4.5% discount on the Price)

(1) 相等於成交金額5%之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 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120天內繳付。
5% of Transaction Price being further deposit shall be paid within 120 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360天內繳付或於賣方向買方發出書面通知書可將期數內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
90% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Phase to the Purchaser, whichever is earlier.

(B2)360天備用二按貸款付款計劃 360-day Standby Second Mortgage Loan Payment Plan (照售價減2.5%) (2.5% discount on the Price)
(只適用於本價單第二部份設有符號“@”的指明住宅物業) (Only applicable to a specified residential property marked with a “ @ ” in Part 2 of this price list)

(1) 相等於成交金額5%之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 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120天內繳付。
5% of Transaction Price being further deposit shall be paid within 120 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360天內繳付或於賣方向買方發出書面通知書可將期數內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付，以較早者為準。
90% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Phase to the Purchaser, whichever is earlier.

買方可向買方指定之財務機構申請「備用二按貸款」。詳情請參閱第(4)(iii)(a)段。
The Purchaser may apply to the Vendor's designated financing company for the "Standby Second Mortgage Loan". Please refer to paragraph (4)(iii)(a) for details

(C)建築期付款計劃 Stage Payment Plan (照售價減3.5%) (3.5% discount on the Price)

(1) 相等於成交金額5%之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 shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

(2) 成交金額95%即成交金額餘款於賣方向買方發出書面通知書可將期數內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付。
95% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Phase to the Purchaser.

(C2)建築期備用二按貸款付款計劃 Stage Standby Second Mortgage Loan Payment Plan (照售價減1.5%) (1.5% discount on the Price)
(只適用於本價單第二部份設有符號“@”的指明住宅物業) (Only applicable to a specified residential property marked with a “ @ ” in Part 2 of this price list)

(1) 相等於成交金額5%之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 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60天內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

(3) 成交金額90%即成交金額餘款於賣方向買方發出書面通知書可將期數內的住宅物業之業權有效地轉讓予買方的日期後的14日內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Phase to the Purchaser.

買方可向買方指定之財務機構申請「備用二按貸款」。詳情請參閱第(4)(iii)(a)段。
The Purchaser may apply to the Vendor's designated financing company for the "Standby Second Mortgage Loan". Please refer to paragraph (4)(iii)(a) for details

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

(a) 請參閱第(4)(i)段。
Please refer to paragraph (4)(i).

(b) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount
買方可獲額外7.5%售價折扣優惠作為「印花稅津貼」優惠。
An extra 7.5% discount on the Price would be offered to the Purchasers as "Subsidy of Stamp Duty" Discount.

(c) 「置業有禮」優惠 "Home Purchase" Discount
買方可獲額外1%售價折扣優惠作為「置業有禮」優惠。
An extra 1% discount on the Price would be offered to the Purchasers as the "Home Purchase" Discount.

(d) 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount
買方可獲額外3%售價折扣優惠作為「維港臨海生活」優惠。
An extra 3% discount on the Price would be offered to the Purchasers as the "World-class Harbourfront Living" Discount.

(e) 「Sino Club」會員優惠 Privilege for 「Sino Club」member
買家如屬「Sino Club」會員，可獲額外1%售價折扣優惠。
An extra 1% discount on the Price would be offered to the Purchasers who are Sino Club members.

(f) 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」member
買家如屬「Club Wheelock」會員，可獲額外1%售價折扣優惠。
An extra 1% discount on the Price would be offered to the Purchasers who are Club Wheelock members.

(4)(iii) 可就購買該期數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 Phase

(a) 備用二按貸款(「第二按揭貸款」) Standby Second Mortgage Loan ("Second Mortgage Loan")
(此安排只適用於選擇付款計劃(A2)、(B2) 或(C2)之買方。)
(This arrangement is only applicable to Purchasers who choose Payment Plan (A2), (B2) or (C2).)

買方可向賣方指定財務機構申請第二按揭貸款。主要條款如下:
The Purchaser can apply the Second Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

(1) 第二按揭貸款金額最高為成交金額的25%，但第一按揭貸款及第二按揭貸款總金額不得超過成交金額的80%。第二按揭貸款年期最長為20年或第一按揭貸款之年期，以較短者為準。買方於本第二按揭貸款首兩年可享免息免供。第二按揭第三年之按揭利率為指定財務機構不時報價之最優惠利率(P)減2.5% (P-2.5%) (現時P=5%) 計算，其後之按揭利率為指定財務機構不時報價之最優惠利率(P)，利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定財務機構不時之報價。
The maximum Second Mortgage Loan is 25% of the Transaction Price, but the total amount of first mortgage loan plus the Second Mortgage Loan shall not exceed 80% of Transaction Price. The maximum tenure of the Second Mortgage Loan shall be 20 years or the tenure of first mortgage loan, whichever is shorter. The Purchaser is not required to repay principal and interest for the first two years of this Second Mortgage Loan. Interest rate of the Second Mortgage Loan for the third year shall be at the Prime Rate (P) quoted by the designated financing company from time to time minus 2.5% (P-2.5%) per annum (currently P=5%); thereafter at the Prime Rate (P) quoted by the designated financing company from time to time, subject to fluctuation. The final interest rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company from time to time.

(2) 買方須先獲取第一按揭銀行同意辦理住宅物業之第二按揭，並能出示足夠文件證明第一按揭貸款加第二按揭貸款及買方及其擔保人(如有)之其他貸款之每月總還款額對買方及其擔保人(如有)之每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。
The Purchaser shall have obtained the prior consent of the first mortgagee bank for processing the Second Mortgage Loan for the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the first mortgage loan, the Second Mortgage Loan and any other loan(s) of the Purchaser and his/her/its guarantor (if any) to the total monthly income of the Purchaser and his/her/its guarantor (if any) does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.

(3) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan amount and/or the interest rate as set out in the relevant payment plan.

(4) 第一按揭銀行須為指定財務機構指定及轉介之銀行。
First mortgagee bank shall be a bank specified and referred by the designated financing company.

(5) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.

(6) 買方須以按月分期償還第二按揭貸款。
The Purchaser shall repay the Second Mortgage Loan by monthly installments.

(7) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於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。指定財務機構會對買方及其擔保人(如有)進行信貸審查。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the designated financing company. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

(8) 第二按揭貸款須由指定財務機構獨立審批。
The Second Mortgage Loan shall be approved by the designated financing company independently.

(9) 所有第二按揭貸款之文件必須由賣方指定之律師辦理，並由買方負責一切有關費用。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二按揭貸款的律師費用及雜費。
All legal documents of the Second 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 Second Mortgage Loan.

(10) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的成交金額全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval and the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.

(11) 第二按揭貸款受其他條款及細則約束。
The Second Mortgage Loan is subject to other terms and conditions.

(12) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方提
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan

(13) 賣方沒有參與及提供第二按揭貸款。第二按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因第二按揭貸款所引發的任何事情負上任何責任。
Notice is hereby given that the Vendor is not involved in the arrangement of the Second Mortgage Loan mentioned above. The arrangement of the Second Mortgage Loan is provided or procured to the Purchaser by the designated financing company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the Second Mortgage Loan.

(14) 第二按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the Second Mortgage Loan.

(4)(iv) 誰人負責支付買賣該期數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 Phase

(1) 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其買賣合約及轉讓契及按揭(如有)，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase and handling mortgage (if any), the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

(2) 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期數中的住宅物業的事宜，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。
If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase of the residential property(ies) in the Phase, 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.

(3) 買方須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、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 and Purchase, the Agreement for Sale and Purchase and the Assignment (including without limitation any stamp duty on 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) 買方須為就買賣該期數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 Phase.

草擬、登記及完成大廈公契及管理合約費用及附於公契之圖則之費用的適當分攤、業權文件認正副本之費用、住宅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/或從價印花稅較高稅率(第1標準)而須作出的任何法定聲明的費用、住宅物業按揭(如有)及附加合約(如有)之法律費用及實際支出、其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。
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 ("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 and Purchase and the Assignment, the costs 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, all legal and other costs and disbursements in respect of any Mortgage (if any) and Supplemental Agreement (if any) in respect of the residential property, and all other legal cost and charges of any other documents relating to the sale and purchase of the residential property.

備註:
Notes:

(1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價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形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

(2) 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

(3) 賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。
The Vendor's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(4) 由賣方指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

(5) 賣方已委任地產代理在期數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 Phase:

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.世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
6.云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
7.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
8.會德豐地產（香港）有限公司 Wheelock Properties (Hong Kong) Limited
9.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期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為: www.grandvictoria3.hk

The address of the website designated by the vendor for the Phase is: www.grandvictoria3.hk