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	御海灣發展項目第2期 PHASE 2 OF REGENCY BAY DEVELOPMENT	期數 (如有) Phase No. (if any)	第2期^ PHASE 2^
發展項目位置 Location of Development	海皇路23 號 23 HOI WONG ROAD		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		406	

印製日期 Date of Printing	價單編號 Number of Price List
19 April 2021	3

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

^備註: 期數中的第1座稱為「御海灣II」。

^Remarks: Tower 1 of the Phase is called "Regency Bay II".

Price List No. 3

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 Tower 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	30	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,329,800	274,043 (25,491)	-	-	-	-	-	-	-	-	-	-
1	29	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,292,200	272,939 (25,389)	-	-	-	-	-	-	-	-	-	-
1	27	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,217,200	270,736 (25,184)	-	-	-	-	-	-	-	-	-	-
1	26	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,179,700	269,634 (25,081)	-	-	-	-	-	-	-	-	-	-
1	25	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,142,100	268,530 (24,978)	-	-	-	-	-	-	-	-	-	-
1	23	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,104,500	267,425 (24,876)	-	-	-	-	-	-	-	-	-	-
1	22	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,054,900	265,969 (24,740)	-	-	-	-	-	-	-	-	-	-
1	21	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	9,001,200	264,391 (24,593)	-	-	-	-	-	-	-	-	-	-

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 Tower 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	20	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	8,936,500	262,491 (24,417)	-	-	-	-	-	-	-	-	-	-
1	19	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	8,914,000	261,830 (24,355)	-	-	-	-	-	-	-	-	-	-
1	18	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	8,911,300	261,751 (24,348)	-	-	-	-	-	-	-	-	-	-
1	17	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	8,889,400	261,107 (24,288)	-	-	-	-	-	-	-	-	-	-
1	16	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	8,874,000	260,655 (24,246)	-	-	-	-	-	-	-	-	-	-
1	15	A	34.045 (366) 露台 Balcony:2.006 (22); 工作平台 Utility Platform:0.000 (0)	8,869,500	260,523 (24,234)	-	-	-	-	-	-	-	-	-	-
1	23	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,684,900	256,657 (23,850)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	22	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,627,400	255,276 (23,722)	-	0.193 (2)	-	-	-	-	-	-	-	-

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 Tower 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	21	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,570,000	253,897 (23,594)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	20	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,512,500	252,516 (23,465)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	19	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,483,900	251,829 (23,402)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	18	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,481,000	251,760 (23,395)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	17	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,455,100	251,137 (23,337)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	12	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,412,100	250,104 (23,241)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	11	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,397,700	249,759 (23,209)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	10	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,380,600	249,348 (23,171)	-	0.193 (2)	-	-	-	-	-	-	-	-

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.)								
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1	9	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,363,300	248,932 (23,132)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	8	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,357,500	248,793 (23,119)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	7	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,328,800	248,104 (23,055)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	6	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,311,600	247,690 (23,017)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	5	E	41.631 (448) 露台 Balcony:2.005 (22); 工作平台 Utility Platform:1.656 (18)	10,294,300	247,275 (22,978)	-	0.193 (2)	-	-	-	-	-	-	-	-
1	30	P	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	8,027,100	288,713 (26,846)	-	-	-	-	-	-	-	-	-	-
1	29	P	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	8,000,300	287,750 (26,757)	-	-	-	-	-	-	-	-	-	-
1	27	P	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,946,600	285,818 (26,577)	-	-	-	-	-	-	-	-	-	-

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 Tower 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	26	P	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,919,800	284,854 (26,488)	-	-	-	-	-	-	-	-	-	-
1	25	P	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,893,000	283,890 (26,398)	-	-	-	-	-	-	-	-	-	-
1	23	P	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,866,100	282,923 (26,308)	-	-	-	-	-	-	-	-	-	-
1	22	P	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,839,300	281,959 (26,218)	-	-	-	-	-	-	-	-	-	-
1	30	Q	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	8,027,100	288,713 (26,846)	-	-	-	-	-	-	-	-	-	-
1	29	Q	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	8,000,300	287,750 (26,757)	-	-	-	-	-	-	-	-	-	-
1	27	Q	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,946,600	285,818 (26,577)	-	-	-	-	-	-	-	-	-	-
1	26	Q	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,919,800	284,854 (26,488)	-	-	-	-	-	-	-	-	-	-

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.)									
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1	25	Q	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,893,000	283,890 (26,398)	-	-	-	-	-	-	-	-	-	-
1	23	Q	27.803 (299) 露台 Balcony:2.153 (23); 工作平台 Utility Platform:0.000 (0)	7,866,100	282,923 (26,308)	-	-	-	-	-	-	-	-	-	-

第三部份:其他資料　　Part 3:Other Information

(1) 準買家應參閱該期數的售樓說明書，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，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：『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(或買賣合約或經修訂的買賣合約)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: “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 (or the agreement for sale and purchase or the amended 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.

(4)(A1) 60 日付款計劃
60 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲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及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

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. 樓價 95%(樓價餘額)於簽署臨時買賣合約的日期後 60 日內，或於賣方就其有能力將該期數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，以較早者為準。
   95% 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, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
   Payment Plan Benefit

   選擇第(4)(A1)段所述的付款計劃之買方，可獲 9%售價折扣優惠。
   A 9% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. 置業售價折扣
   Home Purchase Price Discount

   買方可獲8%售價折扣優惠。
   The Purchaser will be offered 8% discount on the price.

3. 特別折扣
Special Discount

買方可獲4%售價折扣優惠。
The Purchaser will be offered 4% discount on the price.

4. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。
If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 額外 1%現金回贈(只適用於個人名義買方)
Extra 1% Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。
The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

2. Regency Fans 現金回贈(只適用於個人名義買方)
Regency Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣$5,000 之現金回贈。詳情請參閱附錄 3。
The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK$5,000. Please see Annex 3 for details.

3. 百年好合現金回贈(只適用於個人名義買方)
Wedding Bliss Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 所列明的條件的買方可獲港幣$10,888 之現金回贈。詳情請參閱附錄 4。
The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of HK$10,888. Please see Annex 4 for details.

4. 首 3 年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首 3 年保修優惠受其他條款及細則約束。
The First 3 Years Warranty Offer is subject to other terms and conditions.

5. 住戶停車位優惠
Offer of Residential Car Parking Space(s)

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與住宅物業相同期數內的住戶停車位。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. The Purchaser can exercise his/her/its option to purchase a residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(d) 住戶停車位優惠受其他條款及細則(包括但不限於土地批出的條款及細則) 約束。
Offer of Residential Car Parking Space(s) is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

6. 靈活成交安排
Flexible Completion Arrangement

(a) 根據買方揀選的支付條款，買方須於簽署臨時買賣合約後若干個日子(就每次繳款，稱為「到期日」)內分別付清加付訂金、部份樓價及/或樓價餘額，或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知(「成交通知」)的日期後的 14 日內付清加付訂金、部份樓價及/或樓價餘額，以較早者為準。
According to the terms of payment chosen by the Purchaser, the Purchaser is required to pay the further deposit, part payment(s) and/or balance of purchase price respectively within certain days after signing of the preliminary agreement for sale and purchase (in relation to each payment, the "Due Date"), or within 14 days after the date of the notification ("Notice of Completion") to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is the earlier.

(b) 如買方須於成交通知的日期後的14 日內付清加付訂金、部份樓價及/或樓價餘額(即早於相關到期日)，
If the Purchaser(s) is required to pay the further deposit, part payment(s) and/or balance of purchase price within 14 days after the date of the Notification of Completion (i.e. earlier than the respective Due Date(s)),

(i) 儘管臨時買賣合約及買賣合約所載的支付條款，倘買方於加付訂金及/或部份樓價的相關到期日或之前付清加付訂金及/或部份樓價，並於樓價餘額的到期日或之前付清樓價餘額及按買賣合約的條款完成購買指明住宅物業，在滿足賣方施加的若干條件的情況下，買方無須向賣方支付有關加付訂金、部份樓價及/或樓價餘額就包括相關到期日之前的期間的逾期利息；
Notwithstanding the terms of payment as stated in the preliminary agreement for sale and purchase and the agreement for sale and purchase, if the Purchaser shall pay the further deposit and/or part payment(s) on or before the respective Due Date(s) of the further deposit and/or part payment(s), and pay the balance of purchase price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase on or before the Due Date of the balance of purchase price, subject to satisfaction of conditions to be imposed by the Vendor, the Purchaser will not be required to pay to the Vendor such overdue interest on the further deposit, part payment(s) and/or the balance of purchase price for the period up to and including the respective Due Date(s);

(ii) 為免疑問，買方仍可於成交通知的日期後的 14 日內付清付訂金、部份樓價及/或樓價餘額及按買賣合約的條款完成購買指明住宅物業。
For the avoidance of doubt, the Purchaser may proceed with payment of the further deposit, part payment(s) and/or balance of purchase price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase within 14 days after the date of the Notification of Completion.

(c) 靈活成交安排受其他條款及條件約束。如有任何爭議，賣方擁有最終決定權。
The Flexible Completion Arrangement is subject to other terms and conditions. In case of any dispute, the decision of the Vendor shall be final.

(4)(B1) 90 日付款計劃
90 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲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及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

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 75 日內，或於賣方就其有能力將該期數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，以較早者為準。
   A further deposit equivalent to 5% of the purchase price shall be paid within 75 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 90%(樓價餘額)於簽署臨時買賣合約的日期後 90 日內，或於賣方就其有能力將該期數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，以較早者為準。
   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, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠
   Payment Plan Benefit

   選擇第(4)(B1)段所述的付款計劃之買方，可獲 8%售價折扣優惠。
   A 8% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B1).

2. 置業售價折扣
Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲8%售價折扣優惠。
If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 8% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(B1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(B1)(iii)1段所述之印花稅優惠的其中一項。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之優惠。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 特別折扣
Special Discount

買方可獲2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

4. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。
If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

買方在按買賣合約付清樓價餘額的情況下(或(如適用)於第(4)(B1)(iii)10段所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於樓價的9%。詳情請參閱附錄1(a)。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (or (if applicable) under the Flexible Completion Arrangement as set out in paragraph (4)(B1)(iii)10, subject to satisfaction of conditions to be imposed by the Vendor), the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 9% of the purchase price. Please see Annex 1(a) for details.

(b) 印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Stamp Duty Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向賣方的指定財務機構申請印花稅過渡性貸款或(如買方享有印花稅現金回贈但沒有使用印花稅過渡性貸款)可獲港幣$5,000現金回贈，印花稅過渡性貸款的最高金額相等於(視情況而定)：
The Purchaser may apply for a Stamp Duty Transitional Loan from the Vendor's designated financing company or (if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK$5,000 Cash Rebate. The maximum amount of the Stamp Duty Transitional Loan shall be equal to (as the case may be):

(i) (就從價印花稅以較高稅率(第1標準)計算)就買賣合約應付的從價印花稅的60%，上限為樓價的9%；或
(if ad valorem stamp duty at higher rates (Scale 1) applies) 60% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 9% of the purchase price; or

(ii) (就從價印花稅以較低稅率(第2標準)計算)就買賣合約應付的從價印花稅的80%，上限為樓價的3%。
(if ad valorem stamp duty at lower rates (Scale 2) applies) 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 3% of the purchase price.

詳情請參閱附錄1(b)。
Please see Annex 1(b) for details.

2. 額外 1%現金回贈(只適用於個人名義買方)
Extra 1% Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。

The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

3. Regency Fans 現金回贈(只適用於個人名義買方)
   Regency Fans Cash Rebate (only applicable to the Purchaser who is an individual)

   符合附錄 3 所列明的條件的買方可獲港幣$5,000 之現金回贈。詳情請參閱附錄 3。
   The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK$5,000. Please see Annex 3 for details.

4. 百年好合現金回贈(只適用於個人名義買方)
   Wedding Bliss Cash Rebate (only applicable to the Purchaser who is an individual)

   符合附錄 4 所列明的條件的買方可獲港幣$10,888 之現金回贈。詳情請參閱附錄 4。
   The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of HK$10,888. Please see Annex 4 for details.

5. 特別現金回贈
   Special Cash Rebate

   如買方：
   Where the Purchaser:

   - 沒有使用第(4)(B1)(iii)7(b)段所述的Super第二按揭貸款；及
     has not utilized the Super Second Mortgage Loan as set out in paragraph (4)(B1)(iii)7(b); and

   - 按買賣合約付清樓價餘額(或(如適用)於第(4)(B1)(iii)10段所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，
     settles the balance of the purchase price in accordance with the agreement for sale and purchase(or (if applicable) under the Flexible Completion Arrangement as set out in paragraph (4)(B1)(iii)10, subject to satisfaction of conditions to be imposed by the Vendor),

   買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價3%。
   the Purchaser shall be entitled to a Special Cash Rebate ("Special Cash Rebate") offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the purchase price.

   買方於付清樓價餘額之日前最少30日以書面向賣方申請額外現金回贈，賣方會於收到申請並證實有關資料無誤後將特別現金回贈直接用於支付部份樓價餘額。
   The Purchaser applies to the Vendor in writing for the Special Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

6. 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方於以下列表指明的期間內付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
Where the Purchaser settles the balance of the purchase price within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate offered by the Vendor according to the table below. The date of settlement of the balance of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 75 日內 Within 75 days after the date of signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

買方於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

提前付清樓價現金回贈受其他條款及細則約束。
The Early Settlement Cash Rebate are subject to other terms and conditions.

7. 貸款優惠
Loan Benefit

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：
The Purchaser may apply for ONLY ONE of the following loan benefits from the Vendor's designated financing company:

(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的75%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄5(a) 。
The maximum amount of the Standby First Mortgage Loan shall be 75% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 5(a) for details.

(b) Super第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Super Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

Super第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及Super第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄5(b) 。
The maximum amount of the Super Second Mortgage Loan shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 5(b) for details.

如買方使用Super第二按揭貸款，買方將不會享有第(4)(B1)(iii)5段所述的特別現金回贈。
If the Purchaser has utilized the Super Second Mortgage Loan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(B1)(iii)5.

(c) Regency 120s(只適用於個人名義買方)
Regency 120s (only applicable to the Purchaser who is an individual)

Regency 120s分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價90%及(如適用)B部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價30%。詳情請參閱附錄5(c) 。
Regency 120s is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 5(c) for details.

上文『淨樓價』一詞指樓價扣除第(4)(B1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(B1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)、第(4)(B1)(iii)2段所述的額外1%現金回贈(如有)、第(4)(B1)(iii)3段所述的Regency Fans現金回贈(如有)、第(4)(B1)(iii)4段所述的百年好合現金回贈(如有)、第(4)(B1)(iii)5段所述的特別現金回贈(如有)及第(4)(B1)(iii)6段所述的提前付清樓價現金回贈(如有)後的金額。
The term “net purchase price” above means the amount of the purchase price after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)1(b), the Extra 1% Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)2, the Regency Fans Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)3, the Wedding Bliss Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)4, the Special Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)5 and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)6.

8. 首 3 年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首 3 年保修優惠受其他條款及細則約束。
The First 3 Years Warranty Offer is subject to other terms and conditions.

9. 住戶停車位優惠
Offer of Residential Car Parking Space(s)

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與住宅物業相同期數內的住戶停車位。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. The Purchaser can exercise his/her/its option to purchase a residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(d) 住戶停車位優惠受其他條款及細則(包括但不限於土地批出的條款及細則) 約束。
Offer of Residential Car Parking Space(s) is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

10. 靈活成交安排
Flexible Completion Arrangement

(a) 根據買方揀選的支付條款，買方須於簽署臨時買賣合約後若干個日子(就每次繳款，稱為「到期日」)內分別付清加付訂金、部份樓價及/或樓價餘額，或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知(「成交通知」)的日期後的 14 日內付清加付訂金、部份樓價及/或樓價餘額，以較早者為準。
According to the terms of payment chosen by the Purchaser, the Purchaser is required to pay the further deposit, part payment(s) and/or balance of purchase price respectively within certain days after signing of the preliminary agreement for sale and purchase (in relation to each payment, the "Due Date"), or within 14 days after the date of the notification ("Notice of Completion") to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is the earlier.

(b) 如買方須於成交通知的日期後的14 日內付清加付訂金、部份樓價及/或樓價餘額(即早於相關到期日)，
If the Purchaser(s) is required to pay the further deposit, part payment(s) and/or balance of purchase price within 14 days after the date of the Notification of Completion (i.e. earlier than the respective Due Date(s)),

(i) 儘管臨時買賣合約及買賣合約所載的支付條款，倘買方於加付訂金及/或部份樓價的相關到期日或之前付清加付訂金及/或部份樓價，並於樓價餘額的到期日或之前付清樓價餘額及按買賣合約的條款完成購買指明住宅物業，在滿足賣方施加的若干條件的情況下，買方無須向賣方支付有關加付訂金、部份樓價及/或樓價餘額就包括相關到期日之前的期間的逾期利息；
Notwithstanding the terms of payment as stated in the preliminary agreement for sale and purchase and the agreement for sale and purchase, if the Purchaser shall pay the further deposit and/or part payment(s) on or before the respective Due Date(s) of the further deposit and/or part payment(s), and pay the balance of purchase price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase on or before the Due Date of the balance of purchase price, subject to satisfaction of conditions to be imposed by the Vendor, the Purchaser will not be required to pay to the Vendor such overdue interest on the further deposit, part payment(s) and/or the balance of purchase price for the period up to and including the respective Due Date(s);

(ii) 為免疑問，買方仍可於成交通知的日期後的 14 日內付清付訂金、部份樓價及/或樓價餘額及按買賣合約的條款完成購買指明住宅物業。
For the avoidance of doubt, the Purchaser may proceed with payment of the further deposit, part payment(s) and/or balance of purchase price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase within 14 days after the date of the Notification of Completion.

(c) 靈活成交安排受其他條款及條件約束。如有任何爭議，賣方擁有最終決定權。
The Flexible Completion Arrangement is subject to other terms and conditions. In case of any dispute, the decision of the Vendor shall be final.

(4)(C1) 360 日付款計劃
360 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲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及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

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 75 日內，或於賣方就其有能力將該期數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，以較早者為準。
   A further deposit equivalent to 5% of the purchase price shall be paid within 75 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 5%於簽署臨時買賣合約的日期後 210 日內，或於賣方就其有能力將該期數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，以較早者為準。
   5% of the purchase price shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 360 日內，或於賣方就其有能力將該期數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，以較早者為準。
   85% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

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

1. 付款計劃優惠

Payment Plan Benefit

選擇第(4)(C1)段所述的付款計劃之買方，可獲 6%售價折扣優惠。
A 6% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(C1).

2. 置業售價折扣
Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲8%售價折扣優惠。
If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 8% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(C1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(C1)(iii)1段所述之印花稅優惠的其中一項。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之優惠。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(C1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(C1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 特別折扣
Special Discount

買方可獲2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

4. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。
If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(C1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(C1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

買方在按買賣合約付清樓價餘額的情況下(或(如適用)於第(4)(C1)(iii)10段所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於樓價的9%。詳情請參閱附錄1(a)。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (or (if applicable) under the Flexible Completion Arrangement as set out in paragraph (4)(C1)(iii)10, subject to satisfaction of conditions to be imposed by the Vendor), the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 9% of the purchase price. Please see Annex 1(a) for details.

(b) 印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Stamp Duty Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向賣方的指定財務機構申請印花稅過渡性貸款或(如買方享有印花稅現金回贈但沒有使用印花稅過渡性貸款)可獲港幣$5,000現金回贈，印花稅過渡性貸款的最高金額相等於(視情況而定)：
The Purchaser may apply for a Stamp Duty Transitional Loan from the Vendor's designated financing company or (if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK$5,000 Cash Rebate. The maximum amount of the Stamp Duty Transitional Loan shall be equal to (as the case may be):

(i) (就從價印花稅以較高稅率(第1標準)計算)就買賣合約應付的從價印花稅的60%，上限為樓價的9%；或
(if ad valorem stamp duty at higher rates (Scale 1) applies) 60% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 9% of the purchase price; or

(ii) (就從價印花稅以較低稅率(第2標準)計算)就買賣合約應付的從價印花稅的80%，上限為樓價的3%。
(if ad valorem stamp duty at lower rates (Scale 2) applies) 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 3% of the purchase price.

詳情請參閱附錄1(b)。
Please see Annex 1(b) for details.

2. 額外 1%現金回贈(只適用於個人名義買方)
Extra 1% Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 2 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 2。
The Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 2 for details.

3. Regency Fans 現金回贈(只適用於個人名義買方)
Regency Fans Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 3 所列明的條件的買方可獲港幣$5,000 之現金回贈。詳情請參閱附錄 3。
The Purchaser who satisfies the conditions as set out in Annex 3 will be eligible for a cash rebate of HK$5,000. Please see Annex 3 for details.

4. 百年好合現金回贈(只適用於個人名義買方)
Wedding Bliss Cash Rebate (only applicable to the Purchaser who is an individual)

符合附錄 4 所列明的條件的買方可獲港幣$10,888 之現金回贈。詳情請參閱附錄 4。
The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of HK$10,888. Please see Annex 4 for details.

5. 特別現金回贈
Special Cash Rebate

如買方：
Where the Purchaser:

- 沒有使用第(4)(C1)(iii)7(b)段所述的Super第二按揭貸款；及
has not utilized the Super Second Mortgage Loan as set out in paragraph (4)(C1)(iii)7(b); and

- 按買賣合約付清樓價餘額(或(如適用)於第(4)(C1)(iii)10段所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，
settles the balance of the purchase price in accordance with the agreement for sale and purchase(or (if applicable) under the Flexible Completion Arrangement as set out in paragraph (4)(C1)(iii)10, subject to satisfaction of conditions to be imposed by the Vendor),

買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價3%。
the Purchaser shall be entitled to a Special Cash Rebate ("Special Cash Rebate") offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the purchase price.

買方於付清樓價餘額之日前最少30日以書面向賣方申請額外現金回贈，賣方會於收到申請並證實有關資料無誤後將特別現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Special Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

6. 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方於以下列表指明的期間內付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
Where the Purchaser settles the balance of the purchase price within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate offered by the Vendor according to the table below. The date of settlement of the balance of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 75 日內 Within 75 days after the date of signing of the preliminary agreement for sale and purchase	樓價2% 2% of the purchase price
簽署臨時買賣合約的日期後 76 日至 100 日期間內 Within the period from 76 days to 100 days after the date of signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

買方於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

提前付清樓價現金回贈受其他條款及細則約束。
The Early Settlement Cash Rebate are subject to other terms and conditions.

7. 貸款優惠
Loan Benefit

買方可向賣方的指定財務機構申請以下<u>其中一項</u>貸款優惠：
The Purchaser may apply for <u>ONLY ONE</u> of the following loan benefits from the Vendor's designated financing company:

(a) 備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的75%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄5(a) 。
The maximum amount of the Standby First Mortgage Loan shall be 75% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 5(a) for details.

(b) Super第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Super Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

Super第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及Super第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄5(b) 。
The maximum amount of the Super Second Mortgage Loan shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 5(b) for details.

如買方使用Super第二按揭貸款，買方將不會享有第(4)(C1)(iii)5段所述的特別現金回贈。
If the Purchaser has utilized the Super Second Mortgage Loan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(C1)(iii)5.

(c) Regency 120s(只適用於個人名義買方)
Regency 120s (only applicable to the Purchaser who is an individual)

Regency 120s分為兩部份：A 部份(用於繳付樓價餘額)的最高貸款金額為樓價90%及(如適用)B部份(用於償還現有物業的按揭貸款)的最高貸款金額為樓價30%。詳情請參閱附錄5(c) 。
Regency 120s is divided into two tranches: the maximum loan amount of Tranche A (for payment of the balance of the purchase price) shall be 90% of the purchase price and (if applicable) the maximum loan amount of Tranche B (for repayment of the mortgage loan of the Existing Property) shall be 30% of the purchase price. Please see Annex 5(c) for details.

上文『淨樓價』一詞指樓價扣除第(4)(C1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(C1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)、第(4)(C1)(iii)2段所述的額外1%現金回贈(如有)、第(4)(C1)(iii)3段所述的Regency Fans現金回贈(如有)、第(4)(C1)(iii)4段所述的百年好合現金回贈(如有)、第(4)(C1)(iii)5段所述的特別現金回贈(如有)及第(4)(C1)(iii)6段所述的提前付清樓價現金回贈(如有)後的金額。
The term “net purchase price” above means the amount of the purchase price after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)1(b), the Extra 1% Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)2, the Regency Fans Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)3, the Wedding Bliss Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)4, the Special Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)5 and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)6.

8. 首 3 年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首 3 年保修優惠受其他條款及細則約束。
The First 3 Years Warranty Offer is subject to other terms and conditions.

9. 住戶停車位優惠
Offer of Residential Car Parking Space(s)

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。賣方不作出任何陳述、承諾或保證買方會獲認購與住宅物業相同期數內的住戶停車位。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. The Purchaser can exercise his/her/its option to purchase a residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(d) 住戶停車位優惠受其他條款及細則(包括但不限於土地批出的條款及細則) 約束。

Offer of Residential Car Parking Space(s) is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

10. 靈活成交安排
Flexible Completion Arrangement

(a) 根據買方揀選的支付條款，買方須於簽署臨時買賣合約後若干個日子(就每次繳款，稱為「到期日」)內分別付清加付訂金、部份樓價及/或樓價餘額，或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知(「成交通知」)的日期後的 14 日內付清加付訂金、部份樓價及/或樓價餘額，以較早者為準。
According to the terms of payment chosen by the Purchaser, the Purchaser is required to pay the further deposit, part payment(s) and/or balance of purchase price respectively within certain days after signing of the preliminary agreement for sale and purchase (in relation to each payment, the "Due Date"), or within 14 days after the date of the notification ("Notice of Completion") to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is the earlier.

(b) 如買方須於成交通知的日期後的14 日內付清加付訂金、部份樓價及/或樓價餘額(即早於相關到期日)，
If the Purchaser(s) is required to pay the further deposit, part payment(s) and/or balance of purchase price within 14 days after the date of the Notification of Completion (i.e. earlier than the respective Due Date(s)),

(i) 儘管臨時買賣合約及買賣合約所載的支付條款，倘買方於加付訂金及/或部份樓價的相關到期日或之前付清加付訂金及/或部份樓價，並於樓價餘額的到期日或之前付清樓價餘額及按買賣合約的條款完成購買指明住宅物業，在滿足賣方施加的若干條件的情況下，買方無須向賣方支付有關加付訂金、部份樓價及/或樓價餘額就包括相關到期日之前的期間的逾期利息；
Notwithstanding the terms of payment as stated in the preliminary agreement for sale and purchase and the agreement for sale and purchase, if the Purchaser shall pay the further deposit and/or part payment(s) on or before the respective Due Date(s) of the further deposit and/or part payment(s), and pay the balance of purchase price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase on or before the Due Date of the balance of purchase price, subject to satisfaction of conditions to be imposed by the Vendor, the Purchaser will not be required to pay to the Vendor such overdue interest on the further deposit, part payment(s) and/or the balance of purchase price for the period up to and including the respective Due Date(s);

(ii) 為免疑問，買方仍可於成交通知的日期後的 14 日內付清付訂金、部份樓價及/或樓價餘額及按買賣合約的條款完成購買指明住宅物業。
For the avoidance of doubt, the Purchaser may proceed with payment of the further deposit, part payment(s) and/or balance of purchase price and complete the purchase of the specified residential property in accordance with the terms of the agreement for sale and purchase within 14 days after the date of the Notification of Completion.

(c) 靈活成交安排受其他條款及條件約束。如有任何爭議，賣方擁有最終決定權。
The Flexible Completion Arrangement is subject to other terms and conditions. In case of any dispute, the decision of the Vendor shall be final.

(4)(iv) 誰人負責支付買賣該期數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 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，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(不包括代墊付費用，代墊付費用須由買方支付)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, 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為買方之代表律師處理其買賣合約及轉讓契，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。
If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its 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、任何從價印花稅、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、利息及附加費用)及登記費用。
All stamp duty (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees 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.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『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/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律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及其他實際支出，均由買方負責。
The Purchaser 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 and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "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 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.

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所有相關事項，包括但不限於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 all relevant matters including but not limited to 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. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前10日向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及代墊付費用(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

   If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions , the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 10 days before (whichever is earlier) the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase, and pay a handling fee of $5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

4. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。

   For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of purchase price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand from the Vendor refund the relevant cash rebate(s) to the Vendor.

5. 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 does 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.

6. 由賣方之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。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

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. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan application shall not be processed.

附錄 1(a)　　印花稅現金回贈
Annex 1(a)　Stamp Duty Cash Rebate

(I)　買方於付清樓價餘額之日前最少30日以書面((如需要)連同就買賣合約應付的所有印花稅的首張正式繳付收據及(如賣方要求)賣方代表律師樓的相關收據)向賣方申請印花稅現金回贈，賣方會於收到申請並證實有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser applies to the Vendor in writing ((if necessary) accompanied with the first official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase and (if the Vendor requests) the relevant receipt(s) of the Vendor's solicitors) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

(II)　如買方已從賣方的指定財務機構(『指定財務機構』)獲得印花稅過渡性貸款(詳情請參閱附錄1(b))，則印花稅現金回贈會首先支付予指定財務機構用作償還印花稅過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Stamp Duty Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see Annex 1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Stamp Duty Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

(III)　在賣方支付印花稅現金回贈金額後，(如適用)即使實際就買賣合約應繳付的相關印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of the Stamp Duty Cash Rebate, (if applicable) if the amount of the relevant stamp duty actually payable on the agreement for sale and purchase exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

(IV)　印花稅現金回贈受其他條款及細則約束。
The Stamp Duty Cash Rebate is subject to other terms and conditions.

附錄 1(b)　印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 1(b)　Stamp Duty Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向賣方的指定財務機構(『指定財務機構』)申請印花稅過渡性貸款(『過渡性貸款』)，主要條款如下:

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Stamp Duty Transitional Loan ("Transitional Loan"). Key terms are as follows:

(I) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。

The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

(II) 買方須提供指定財務機構所要求的財務資料及文件，否則貸款申請將不會獲處理。

The Purchaser shall provide financial information and documents upon request from the designated financing company, otherwise, the loan application will not be processed.

(III) (a) 如買方只須要繳付從價印花稅，於簽署臨時買賣合約時，

If the Purchaser has to pay the ad valorem stamp duty only, at the time of signing of the preliminary agreement for sale and purchase,

(i) 如買方沒有擁有(不論單獨或連同其他人)任何其他香港住宅物業，過渡性貸款的到期日為有關付款計劃的指定付款日期(『指定付款日期』)(見以下備注)。

if the Purchaser does not own (whether in his/her own name or jointly with the other(s)) any other residential property(ies) in Hong Kong, the maturity date of the Transitional Loan shall be the designated settlement date of the relevant payment plan ("the designated settlement date")(see the remark below).

(ii) 如買方擁有(不論單獨或連同其他人)其他香港住宅物業(『現有物業』)。過渡性貸款的到期日為(以較早者為準)：

if the Purchaser owns (whether in his/her own name or jointly with the other(s)) any other residential property(ies) in Hong Kong ("Existing Property"), the maturity date of the Transitional Loan shall be (whichever is earlier):

- 指定付款日期；
  the designated settlement date;

  或
  Or

- (如適用)如買方將現有物業賣出或以其他方式轉讓，完成現有物業的買賣或轉讓後14日內。
  (if applicable)if the Purchaser shall sell or otherwise dispose of the Existing Property, within 14 days after the completion of sale or disposal of the Existing Property.

(b) 否則，就其他情況，過渡性貸款的到期日為指定付款日期。

Otherwise, in other case(s), the maturity date of the Transitional Loan shall be the designated settlement date.

備注
Remark

以下為有關付款計劃的指定付款日期：
The following is the designated settlement date of the relevant payment plan:

付款計劃 Payment Plan	指定付款日期 The designated settlement date
90日付款計劃 90 Days Payment Plan	於簽署臨時買賣合約的日期後90日 90 days after the date of signing of the preliminary agreement for sale and purchase
360日付款計劃 360 Days Payment Plan	於簽署臨時買賣合約的日期後360日 360 days after the date of signing of the preliminary agreement for sale and purchase

如上述的指定付款日期不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
If the above designated settlement date is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(IV) 如買方從賣方獲得印花稅現金回贈(詳情請參閱附錄1(a))，印花稅現金回贈首先用作償還過渡性貸款的未償還欠款。如印花稅現金回贈不足以償清過渡性貸款的未償還欠款，買方須自行安排資金以償清過渡性貸款的未償還欠款。
If the Purchaser obtains the Stamp Duty Cash Rebate (please see Annex 1(a) for details) from the Vendor, then the Stamp Duty Cash Rebate will first be paid for repayment of any amount outstanding under the Transitional Loan. If the Transitional Loan cannot be fully repaid by the Stamp Duty Cash Rebate, the Purchaser shall arrange his/her/its own funds to fully repay the Transitional Loan.

(V) 過渡性貸款的最高金額請參閱有關付款計劃。
The maximum amount of the Transitional Loan shall be as mentioned in the relevant payment plan.

(VI) 利率為5%p.a.。**如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。**
Interest rate shall be 5%p.a.. **If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.**

(VII) 所有過渡性貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。
All legal documents of the Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

(VIII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅的總額，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the total amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

(IX) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，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樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is approved or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(X) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(XI) 賣方無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

1. 如買方享有印花稅現金回贈但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下(或(如適用)於有關付款計劃內所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，可就每個住宅物業獲港幣$5,000現金回贈(『港幣$5,000現金回贈』)。

   If the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (or (if applicable) under the Flexible Completion Arrangement in the relevant payment plan, subject to satisfaction of conditions to be imposed by the Vendor), a cash rebate of HK$5,000 for each residential property ("HK$5,000 Cash Rebate") would be offered to the Purchaser.

2. 買方須於付清樓價餘額之日前最少30日，以書面向賣方申請港幣$5,000現金回贈，賣方會於收到申請並證實有關資料無誤後將港幣$5,000現金回贈直接用於支付部份樓價餘額。

   The Purchaser shall apply to the Vendor in writing for the HK$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the HK$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

3. 為免疑問，就購買每個住宅物業，買方只可選擇使用過渡性貸款或獲得港幣$5,000現金回贈的其中一項。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之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

附錄 2　　額外 1%現金回贈(只適用於個人名義買方)
Annex 2　　Extra 1% Cash Rebate (only applicable to the Purchaser who is an individual)

(I) 如符合以下條件，在買方按買賣合約付清樓價餘額的情況下(或(如適用)於有關付款計劃內所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，買方可獲額外1%現金回贈(『額外1%現金回贈』)：-
If the following condition has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (or (if applicable) under the Flexible Completion Arrangement in the relevant payment plan, subject to satisfaction of conditions to be imposed by the Vendor), the Purchaser shall be entitled to an Extra 1% Cash Rebate ("Extra 1% Cash Rebate"):-

- 於買方簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)的日期，買方(或買方其中一位)或買方的親屬(即配偶、父母、子女、兄弟、姊妹或其他親屬)(或買方其中一位的親屬)(不論單獨或連同其他人)(『關聯買方』)簽署臨時買賣合約以個人名義購買該期數之其他住宅物業(『關聯住宅物業』)。
On the date the Purchaser signs the preliminary agreement for sale and purchase to purchase any residential property in this price list ("designated residential property"), the Purchaser (or any one of the Purchasers) or a relative (i.e. spouse, parents, children, brothers, sisters or other relatives) of the Purchaser (or a relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) ("related purchaser") signs a preliminary agreement for sale and purchase to purchase in individual name(s), other residential property of the Phase ("related residential property").

(II) 額外1%現金回贈金額相當於指定住宅物業樓價的1%。
The amount of the Extra 1% Cash Rebate shall be equal to 1% of the purchase price of the designated residential property.

(III) 為免疑問，就每個指定住宅物業只可獲一次額外1%現金回贈。
For the avoidance of doubt, each designated residential property shall only be entitled to the Extra 1% Cash Rebate once.

(IV) 買方於付清指定住宅物業的樓價餘額之日前最少30日，以書面向賣方申請額外1%現金回贈，並(如適用)須提供令至賣方滿意的書面文件以証明上述第(I)段所述之『親屬』關係。賣方會於收到申請並證實有關資料無誤後將額外1%現金回贈直接用於支付指定住宅物業的部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Extra 1% Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the designated residential property, and (if applicable) shall provide satisfactory documentary evidence to prove the "relative" relationship mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Extra 1% Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

(V) 額外1%現金回贈受其他條款及細則約束。
The Extra 1% Cash Rebate is subject to other terms and conditions.

附錄 3　　Regency Fans 現金回贈(只適用於個人名義買方)
Annex 3　　Regency Fans Cash Rebate (only applicable to the Purchaser who is an individual)

(I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下(或(如適用)於有關付款計劃內所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，買方可獲Regency Fans現金回贈(『Regency Fans現金回贈』)：-
If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (or (if applicable) under the Flexible Completion Arrangement in the relevant payment plan, subject to satisfaction of conditions to be imposed by the Vendor), the Purchaser shall be entitled to a Regency Fans Cash Rebate ("Regency Fans Cash Rebate"):-

- 買方(或買方其中一位)或買方的親屬(即配偶、父母、子女、兄弟、姊妹或其他親屬)(或買方其中一位的親屬)(不論單獨或連同其他人)已於2021年3月31日或之前，曾就映御、珀御、御半山(第一期或第二期)或御海灣(第一期)內的住宅物業遞交並持有有效的購樓意向登記。賣方的有效的購樓意向登記紀錄將為最終並對買方有約束力。為免疑慮，購樓意向登記不包括登記表格；或
  the Purchaser (or any one of the Purchasers) or a relative (i.e. spouse, parents, children, brothers or sisters or other relatives) of the Purchaser (or a relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has previously submitted and held a valid registration of intent in respect of the residential properties in Twin Regency, Eight Regency, Mount Regency (Phase I or Phase II) or Regency Bay (Phase I) on or before 31 March 2021. The Vendor's records of valid registrations of intent shall be final and binding on the Purchaser. For the avoidance of doubt, registration of intent does not include registration slip; or
- 買方(或買方其中一位)或買方的親屬(即配偶、父母、子女、兄弟、姊妹或其他親屬)(或買方其中一位的親屬)(不論單獨或連同其他人)已於2021年3月31日或之前，簽署買賣合約以個人名義購買映御、珀御、御半山(第一期或第二期)或御海灣(第一期)內的住宅物業。
  the Purchaser (or any one of the Purchasers) or a relative (i.e. spouse, parents, children, brothers or sisters or other relatives) of the Purchaser (or a relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has signed an agreement for sale and purchase to purchase in individual name(s), the residential property in Twin Regency, Eight Regency, Mount Regency (Phase I or Phase II) or Regency Bay (Phase I) on or before 31 March 2021.

(II) Regency Fans現金回贈金額相當於港幣$5,000。
The amount of the Regency Fans Cash Rebate shall be equal to HK$5,000.

(III) 為免疑問，就每個住宅物業只可獲一次Regency Fans現金回贈。
For the avoidance of doubt, each residential property shall only be entitled to the Regency Fans Cash Rebate once.

(IV) 買方於付清住宅物業的樓價餘額之日前最少30日，以書面向賣方申請Regency Fans現金回贈，並(如適用)須提供令至賣方滿意的書面文件以証明上述第(I)段所述之『親屬』關係。賣方會於收到申請並證實有關資料無誤後將Regency Fans現金回贈直接用於支付住宅物業的部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Regency Fans Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the residential property, and (if applicable) shall provide satisfactory documentary evidence to prove the "relative" relationship mentioned in paragraph (I) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Regency Fans Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

(V) Regency Fans現金回贈受其他條款及細則約束。
The Regency Fans Cash Rebate is subject to other terms and conditions.

附錄 4　　百年好合現金回贈(只適用於個人名義買方)
Annex 4　　Wedding Bliss Cash Rebate (only applicable to the Purchaser who is an individual)

(I) 如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下(或(如適用)於有關付款計劃內所述之靈活成交安排下，在滿足賣方施加的若干條件的情況下)，買方可獲百年好合現金回贈(『百年好合現金回贈』)：-
If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase (or (if applicable) under the Flexible Completion Arrangement in the relevant payment plan, subject to satisfaction of conditions to be imposed by the Vendor), the Purchaser shall be entitled to a Wedding Bliss Cash Rebate ("Wedding Bliss Cash Rebate"):-

- 買方於2020年1月1日至2021年12月31日期間(及不遲於第(IV)段所述的申請百年好合現金回贈的期限)結婚；或
the Purchaser gets married in the period from 1 January 2020 to 31 December 2021(and not later than the deadline of application for Wedding Bliss Cash Rebate as set out in paragraph (IV)); or

- 買方於2020年1月1日至2021年12月31日期間(及不遲於第(IV)段所述的申請百年好合現金回贈的期限)計劃結婚(例如向婚姻登記處遞交『擬結婚通知書』、預約婚姻監禮人或預訂婚宴等)。
the Purchaser plans to get married (e.g. submit a "Notice of Intended Marriage" to the Registrar of Marriages, appointment of civil celebrant of marriages or booking of wedding banquet, etc.) in the period from 1 January 2020 to 31 December 2021(and not later than the deadline of application for Wedding Bliss Cash Rebate as set out in paragraph (IV)) .

(II) 百年好合現金回贈金額相當於港幣$10,888。
The amount of the Wedding Bliss Cash Rebate shall be equal to HK$10,888.

(III) 為免疑問，就每個住宅物業只可獲一次百年好合現金回贈。
For the avoidance of doubt, each residential property shall only be entitled to the Wedding Bliss Cash Rebate once.

(IV) 買方於付清住宅物業的樓價餘額之日前最少30日，以書面向賣方申請百年好合現金回贈，並須提供令至賣方滿意的書面文件以証明第(I)段所述的期間結婚或計劃結婚。賣方會於收到申請並證實有關資料無誤後將百年好合現金回贈直接用於支付住宅物業的部份樓價餘額。
The Purchaser applies to the Vendor in writing for the Wedding Bliss Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the residential property, and shall provide satisfactory documentary evidence to prove marriage or planned marriage in the period as set out in paragraph (I). After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Wedding Bliss Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

(V) 百年好合現金回贈受其他條款及細則約束。
The Wedding Bliss Cash Rebate is subject to other terms and conditions.

附錄 5(a)　備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 5(a)　Standby First Mortgage Loan(only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款 (『第一按揭貸款』) 之主要條款如下:

The key terms of a Standby First Mortgage Loan ("First Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.

(II) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的75%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of the First Mortgage Loan shall be 75% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.

(III) 首36個月之利率為：

Interest rate for the first 36 months shall be:

- (如第一按揭貸款的金額不超過淨樓價的70%)香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.；或

  (If the amount of the First Mortgage Loan does not exceed 70% of the net purchase price) Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% p.a.; or

- (如第一按揭貸款的金額超過淨樓價的70%，但不超過淨樓價的75%)港元最優惠利率減2.35% p.a.，

  (If the amount of the First Mortgage Loan exceeds 70% of the net purchase price, but does not exceed 75% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 2.35% p.a.,

其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。

thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

(IV) **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條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。**

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.

(V) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。

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

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

(VII) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.

(VIII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.

(IX) 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、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
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, Hong Kong Tax Demand Notes of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(X) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.

(XI) 買方須就申請第一按揭貸款支付港幣$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 First Mortgage Loan.

(XII) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。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一按揭貸款的律師費用及代墊付費用。
All legal documents of the First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(XIII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、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樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval and the approved loan amount of the First 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 purchase price of the residential property in accordance with the agreement for sale and purchase.

(XIV) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

(XV) 有關第一按揭貸款之條款及條件以及申請之相關安排及批核一概以指定財務機構之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

The terms and conditions, the approval of application and the relevant arrangements of and for the First Mortgage Loan are subject to the final decision of the designated financing company, and are not related to the Vendor (who shall under no circumstances be responsible thereof). No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

附錄 5(b)　Super 第二按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Annex 5(b)　Super Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

注意：如買方使用Super第二按揭貸款，買方將不會享有特別現金回贈。

Note: If the Purchaser has utilized the Super Second Mortgage Loan, then the Purchaser shall not be entitled to the Special Cash Rebate.

賣方的指定財務機構(『指定財務機構』)提供Super第二按揭貸款(『Super第二按揭貸款』)之主要條款如下:

The key terms of a Super Second Mortgage Loan ("Super Second Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請Super第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

The Purchaser makes a written application to the designated financing company for a Super Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.

(II) Super第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及Super第二按揭貸款總金額不可超過淨樓價的75%，或應繳付之樓價餘額，以較低者為準。

The maximum amount of the Super Second Mortgage Loan shall be 25% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super Second Mortgage Loan shall not exceed 75% of the net purchase price, or the balance of purchase price payable, whichever is lower.

(III) **(第二按揭貸款的金額不超過淨樓價的20%)**

首60個月之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 (『港元最優惠利率』)減2.75% p.a.，其後之利率為港元最優惠利率減2.5% p.a.，利率浮動，惟利率不可低於1% p.a.。最終利率以指定財務機構認可而定；或

(If the amount of the Second Mortgage Loan does not exceed 20% of the net purchase price)

Interest rate for the first 60 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate minus 2.5% p.a., subject to fluctuation, provided that interest rate shall not be less than 1% p.a.. The final interest rate will be subject to approval by the designated financing company; or

(如第二按揭貸款的金額超過淨樓價的 20%，但不超過淨樓價的 25%)

利率為港元最優惠利率減 2.5% p.a.，利率浮動惟利率不可低於 1% p.a.，惟利率不可低於 1% p.a.。最終利率以指定財務機構認可而定。

(If the amount of the Second Mortgage Loan exceeds 20% of the net purchase price, but does not exceed 25% of the net purchase price)

Hong Kong Dollar Best Lending Rate minus 2.5% p.a., subject to fluctuation, provided that interest rate shall not be less than 1% p.a.. The final interest rate will be subject to approval by the designated financing company.

(IV) Super第二按揭貸款以住宅物業之第二法定按揭作抵押。

The Super Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.

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

(VI) Super第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Super Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

(VII) 如買方提前全數償還Super第二按揭貸款餘款，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**提前償還現金回贈**(『提前償還現金回贈』)。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
If the Purchaser early and fully repays the balance of the Super Second Mortgage Loan and repays each instalment on time, the Purchaser shall be entitled to the **Early Repayment Cash Rebate** ("Early Repayment Cash Rebate") offered by the Vendor according to the table below. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

全數償還 Super 第二按揭貸款餘款日期 Date of Full Repayment of the Super Second Mortgage Loan	提前償還現金回贈金額 Early Repayment Cash Rebate amount
首年內 Within the first year	無 Nil
第 2 年至第 3 年內 Within the second year to the third year	樓價 3% 3% of the purchase price
第 4 年內 Within the fourth year	樓價 2.75% 2.75% of the purchase price
第 5 年內 Within the fifth year	樓價 2.5% 2.5% of the purchase price

買方於提前全數償還Super第二按揭貸款日期前最少30日以書面向賣方申請提前償還現金回贈，賣方會於收到申請並證實有關資料無誤後，賣方會將提前償還現金回贈直接用於償還Super第二按揭貸款餘款。
The Purchaser applies to the Vendor in writing for the Early Repayment Cash Rebate at least 30 days before the date of full repayment of the Super Second Mortgage Loan. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Repayment Cash Rebate for settlement of the balance of the Super Second Mortgage Loan directly.

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

(IX) 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、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
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, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing

company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(X) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理Super第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Super Second Mortgage Loan.

(XI) 第一按揭貸款申請(由第一按揭銀行提供)及Super第二按揭貸款申請須由有關承按機構獨立審批。
The first mortgage loan application (offered by the first mortgagee bank) and the Super Second Mortgage Loan application shall be approved by the relevant mortgagees independently.

(XII) 所有Super第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。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Super第二按揭貸款的律師費用及代墊付費用。
All legal documents of the Super 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 Super Second Mortgage Loan.

(XIII) 買方須就申請Super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 Super Second Mortgage Loan.

(XIV) **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條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。**
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

(XV) 買方敬請向指定財務機構查詢有關Super第二按揭貸款用途及詳情。Super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樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Super Second Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the Super 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 purchase price of the residential property in accordance with the agreement for sale and purchase.

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

(XVII)賣方無給予或視之為已給予任何就Super第二按揭貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Super Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將Super第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Super Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 5(c)　Regency 120s (只適用於個人名義買方)
Annex 5(c)　Regency 120s (only applicable to the Purchaser who is an individual)

買方可向賣方的指定財務機構(『指定財務機構』)申請Regency 120s (『樓價貸款』)，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the Regency 120s ("Payment Financing"). Key terms are as follows:

(I) 買方必須於付清樓價餘額之日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for a Payment Financing not less than 60 days before date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.

(II) 樓價貸款必須以該住宅物業之第一法定按揭及一個香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求：
The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over a Hong Kong residential property ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的註冊業主(或其中一位註冊業主)必須為買方(或買方其中一位)或買方的至親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的至親；及
  The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a connected family member (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a connected family member of any one of the Purchasers; and

- 現有物業的業權良好；及
  The title to the Existing Property is good; and

- 現有物業沒有出租；及
  The Existing Property is not leased out; and

- 現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
  The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and

- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
  The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1980, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc.; and

- 現有物業的價值必須符合以下要求：
  The value of the Existing Property must satisfy the following requirement:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	指定財務機構估算現有物業的價值 The designated financing company's valuation of the Existing Property
沒有任何按揭 does not have any mortgage	不低於住宅物業之樓價的50%(或總樓價的50%，如購買兩個或以上住宅物業) not less than 50% of the purchase price (or 50% of the total purchase price, if two or above residential properties are purchased) of the residential property.
有銀行按揭 mortgaged to a bank	不低於住宅物業之樓價的70%(或總樓價的70%，如購買兩個或以上住宅物業) not less than 70% of the purchase price (or 70% of the total purchase price, if two or above residential properties are purchased) of the residential property.

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。
Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 樓價貸款的最高金額為：
The maximum amount of Payment Financing shall be:

部份 Tranche	樓價貸款的最高金額 The maximum amount of Payment Financing
A 部份：用於繳付樓價餘額 Tranche A: for payment of the balance of the purchase price	• 樓價的80%及扣除所有賣方將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價50%或以上，但少於樓價60%)；或 80% of the purchase price less all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of purchase price (if the valuation of the Existing Property is 50% of the purchase price or above, but less than 60% of the purchase price); or • 樓價的90%及扣除所有賣方將提供用以支付樓價餘額部份的現金回贈(如有)後的金額(如現有物業的估算價值為樓價60%或以上) 90% of the purchase price less all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of purchase price (if the valuation of the Existing Property is 60% of the purchase price or above) 惟貸款金額不可超過應繳付之樓價餘額。 provided that the loan amount shall not exceed the balance of purchase price payable.
B 部份(如適用)：用於償還現有物業的按揭貸款	• 樓價的10%(如現有物業的估算價值為樓價70%或以上，但少於樓價80%)；或

Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property	10% of the purchase price (if the valuation of the Existing Property is 70% of the purchase price or above, but less than 80% of the purchase price) ; or • 樓價的20%(如現有物業的估算價值為樓價80%或以上，但少於樓價90%)；或 20% of the purchase price (if the valuation of the Existing Property is 80% of the purchase price or above, but less than 90% of the purchase price) ; or • 樓價的30%(如現有物業的估算價值為樓價90%或以上) ， 30% of the purchase price (if the valuation of the Existing Property is 90% of the purchase price or above), 惟貸款金額不可超過現有物業的按揭貸款餘額。 provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。
Depending on the different terms of payment of the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any).

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

(V) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/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。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(VI) 買方須提供足夠文件證明其還款能力(包括每月供款及到期還款)。
The Purchaser is required to provide sufficient documents to prove his/her repayment ability (including monthly installments and the repayment on maturity).

(VII) 樓價貸款申請須由指定財務機構獨立審批。
The Payment Financing shall be approved by the designated financing company independently.

(VIII) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額及(如適用)償還現有物業的按揭貸款。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price and (if applicable) repayment of the mortgage loan of the Existing Property. If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(IX) 樓價貸款的年期最長為 3 年。
The maximum tenor of the Payment Financing shall be 3 years.

(X) 利率為2.38% p.a.。最終利率以指定財務機構審批結果而定。
Interest rate shall be 2.38% p.a.. The final interest rate will be subject to approval by the designated financing company.

(XI) 買方須以以下方式償還樓價貸款：
The Purchaser shall repay the Payment Financing in the following manner:

(a) 每月供款相當於樓價0.5%，先用於支付利息，餘款用於償還樓價貸款的貸款A部份；及
monthly installment amount equivalent to 0.5% of the purchase price shall be paid for interest firstly, and the balance shall be applied for repayment of the Tranche A of the Payment Financing; and

(b) 於到期日，全數償還樓價貸款餘款及利息。
fully repay the balance of the Payment Financing and interest on the maturity date.

(XII) 買方可向指定財務機構申請附錄5(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：
The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 5(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時，現有物業的按揭情況： The mortgage status of the Existing Property at the time of application for the Payment Financing:	延續貸款的最高金額 The maximum amount of the Extended Loan
沒有任何按揭 does not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
有銀行按揭 mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄 5(d)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 5(d) for details.

(XIII) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及代墊付費用。
All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

(XIV) **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條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。**
In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

(XV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，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樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XVI) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(XVII) 賣方無給予或視之為已給予任何就樓價貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Payment Financing.

附錄 5(d)　延續貸款 (只適用於個人名義買方)
Annex 5(d)　Extended Loan (only applicable to the Purchaser who is an individual)

(I) 買方必須於有關貸款(指附錄 5(c)所述之 Regency 120s)的到期日前最少 60 日以書面方式向指定財務機構申請延續貸款 (『延續貸款』)。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for the Extended Loan ("Extended Loan") not less than 60 days before the maturity date of the relevant loan (refer to Regency 120s as set out in Annex 5(c)). Late loan applications will not be processed by the designated financing company.

(II) 延續貸款的最高金額請參閱附錄 5(c)。
The maximum amount of the Extended Loan shall be as mentioned in Annex 5(c).

(III) 延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.

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

(V) 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、最近 2 年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Notes of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(VI) 延續貸款申請須由指定財務機構獨立審批。
The Extended Loan shall be approved by the designated financing company independently.

(VII) 延續貸款必須一次過全部提取，並只可用於償還有關貸款餘款。
The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.

(VIII) 延續貸款年期最長為 20 年。
The maximum tenor of the Extended Loan shall be 20 years.

(IX) 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加1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

(X) 買方須以按月分期償還延續貸款。

The Purchaser shall repay the Extended Loan by monthly instalments.

(XI) 所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。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延續貸款的律師費用及代墊付費用。
All legal documents of the Extended 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 own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.

(XII) 買方須就申請延續貸款支付港幣$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 Extended Loan.

(XIII)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條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

(XIV) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval, disapproval or the approved loan amount of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company.

(XV) 延續貸款受其他條款及細則約束。
The Extended Loan is subject to other terms and conditions.

(XVI) 賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Extended Loan.

(5) 賣方已委任地產代理在該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:

中原地產代理有限公司 CENTALINE PROPERTY 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
晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED
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
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及其特許會員 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED AND CHARTERED MEMBERS
康業物業代理有限公司 HONG YIP PROPERTIES AGENCY LIMITED
康業服務有限公司 HONG YIP SERVICE CO LTD
啟勝地產代理有限公司 KAI SHING (REA) LIMITED
嘉誠地產代理有限公司 KAISER PROPERTIES CO
建富物業 KIN FU REALTY
祥益地產代理有限公司 MANY WELLS PROPERTY AGENT LIMITED
美聯物業地產代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED
順成物業代理有限公司 SHUN SHING PROPERTY AGENCY CO
云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED
新鴻基地產(銷售及租賃)代理有限公司 SUN HUNG KAI REAL ESTATE (SALES AND LEASING) 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) 賣方就該期數指定的互聯網網站的網址為: **www.regencybay2.com.hk**
The address of the website designated by the Vendor for the Phase is: **www.regencybay2.com.hk**