

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	南屏匯 La Aldea	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	屏柏里 8 號 8 Ping Pak Lane		
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)		47	

印製日期 Date of Printing	價單編號 Number of Price List
10 September 2021	1

修改價單 (如有) Revision to Price List (if any)

		如物業價錢經修改，請以「✓」標示
修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	Please use " ✓ " to indicate changes to prices of residential properties
		價錢 Price
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第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大廈 Tower	1	A	44,392 (478) 露台 Balcony: 0.00 (0) 工作平台 Utility Platform: 0.000 (0)	7,533,200	169,697 (15,760)	--	--	--	5.130 (55)	--	--	--	--	--	--
大廈 Tower	1	B	35,640 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,302,900	176,849 (16,414)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	1	C	36,052 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,306,200	174,920 (16,253)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	1	D	25,689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,724,100	183,896 (17,055)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	1	E	25,658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,722,000	184,036 (17,109)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	1	F	25,658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,722,000	184,036 (17,109)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	1	G	25,689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,724,100	183,896 (17,055)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大廈 Tower	1	H	35.781 (385) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,302,900	176,152 (16,371)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	1	I	46.817 (504) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,403,500	158,137 (14,689)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	A	48.003 (517) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,554,600	157,378 (14,612)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	B	35.530 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,429,000	180,946 (16,830)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	C	36.052 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,432,300	178,417 (16,578)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	D	25.689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,818,600	187,574 (17,396)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	E	25.658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,816,400	187,715 (17,451)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	F	25.658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,816,400	187,715 (17,451)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
大廈 Tower	2	G	25.689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,818,600	187,574 (17,396)	--	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	H	36.052 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,475,800	179,624 (16,690)	--	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	I	35.640 (384) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,472,500	181,608 (16,855)	--	--	--	--	--	--	--	--	--	--	--
大廈 Tower	2	J	44.392 (478) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0)	7,608,500	171,393 (15,917)	--	--	--	5.130 (55)	--	--	--	--	--	--	--
大廈 Tower	3	A	48.003 (517) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,592,400	158,165 (14,685)	--	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	B	35.530 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,480,400	182,392 (16,964)	--	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	C	36.052 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,483,700	179,843 (16,711)	--	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	D	25.689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,857,200	189,077 (17,535)	--	--	--	--	--	--	--	--	--	--	--

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大廈 Tower	3	E	25.658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,854,900	189,216 (17,590)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	F	25.658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,854,900	189,216 (17,590)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	G	25.689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,857,200	189,077 (17,535)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	H	36.052 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,527,600	181,061 (16,824)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	I	35.530 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,524,200	183,625 (17,079)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	3	J	48.003 (517) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,603,300	158,392 (14,707)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	5	A	48.003 (517) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,680,400	180,830 (16,790)	--	--	--	--	--	--	40.783 (439)	--	--	--
大廈 Tower	5	B	35.530 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,295,700	205,339 (19,099)	--	--	--	--	--	--	28.812 (310)	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大廈 Tower	5	C	36.052 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,280,400	201,942 (18,764)	--	--	--	--	--	--	28.087 (302)	--	--	--
大廈 Tower	5	D	25.689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,876,600	189,832 (17,605)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	5	E	25.658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,874,300	189,972 (17,661)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	5	F	25.658 (276) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,874,300	189,972 (17,661)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	5	G	25.689 (277) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	4,876,600	189,832 (17,605)	--	--	--	--	--	--	--	--	--	--
大廈 Tower	5	H	36.052 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,325,000	203,179 (18,879)	--	--	--	--	--	--	28.087 (302)	--	--	--
大廈 Tower	5	I	35.530 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,231,800	203,541 (18,931)	--	--	--	--	--	--	28.812 (310)	--	--	--
大廈 Tower	5	J	48.003 (517) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,605,300	179,266 (16,645)	--	--	--	--	--	--	40.783 (439)	--	--	--

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止; (ii) 有關的臨時訂金即予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement for sale and purchase is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：於本第(4)段內，「售價」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約(「臨時合約」)及正式買賣合約(「正式合約」)(或經修訂的正式合約)中訂明的住宅物業的實際價錢(即售價經計算相關支付條款及/或適用折扣(如有)後之價錢)。因應相關支付條款及/或適用折扣(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合約下購買的所有住宅物業選擇相同的支付條款及相同的已選之支付條款下提供的折扣、優惠贈品、財務優惠及利益(如有)。

Note: In this paragraph (4), “price” means the price of the residential property set out in Part 2 of this price list, and “Purchase Price” means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase (“PASP”) and formal agreement for sale and purchase (“ASP”) (or the amended ASP), i.e. the purchase price after applying the relevant terms of payment and/or the applicable discount(s) (if any) on Price. The price obtained after applying the relevant terms of payment and/or applicable 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 terms of payment and the same discount, gifts, financial advantage and benefit (if any) offered under the chosen terms of payment for all the residential properties purchased under the same PASP.

(4)(i) 支付條款 The Terms of Payment

於簽署臨時合約時，買方須繳付相等於樓價的 5%作為臨時訂金。其中港幣\$100,000 作為部份臨時訂金須以銀行本票支付，臨時訂金餘款須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「張葉司徒陳律師事務所」。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the PASP. HK\$100,000 being part of the preliminary deposit shall be paid by cashier order and the remaining balance of the preliminary deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to “Vincent T. K. Cheung, YAP & Co.”.

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價減 8%) (8% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內須再付樓價 5%作為加付訂金。
A further 5% of the Purchase Price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 90 天內支付。
90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(B) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 7%) (7% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內須再付樓價 5%作為加付訂金。
A further 5% of the Purchase Price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 120 天內支付。
90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

(C) 120 天備用第一按揭款付款 C 計劃 120-day Standby First Mortgage Loan Payment Plan C (照售價減 3%) (3% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內須再付樓價 5%作為加付訂金。
5% of the Purchase Price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 120 天內繳付。
90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

(D) 120 天備用第一按揭款付款 D 計劃 120-day Standby First Mortgage Loan Payment Plan D (照售價減 3%) (3% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內須再付樓價 5%作為加付訂金。
5% of the Purchase Price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 120 天內繳付。
90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

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

- (a) 見第 4(i) 段。
See paragraph 4(i).

(4)(iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

- (a) 見第 4(i) 及(ii)段。
See paragraphs 4(i) and (ii).

(b) 貸款優惠 Loan Offer 備用第一按揭貸款 Standby First Mortgage Loan

(只適用於選擇上述第(4)(i)段中支付條款(C) 或(D)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (C) or (D) in the above paragraph (4)(i))

- (i) 買方可向賣方指定財務機構或賣方介紹之其它公司(「指定財務機構」)申請備用第一按揭貸款(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)。
The Purchaser(s) may apply for 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)) from the Vendor's designated financing company or any other company referred by the Vendor ("designated financing company").
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 1。

The maximum amount of 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 1 for details.

- (ii) 上文「淨樓價」一詞指扣除第(4)(ii)段及第(4)(iii)段所述所有相關的折扣、回贈及/或其他優惠(如有的話)後的住宅物業之樓價。

The term "net purchase price" above means the amount of the Purchase Price of the residential property after deducting all the relevant discounts, rebates and/or other benefits (if any) as set out in paragraph (4)(ii) and paragraph 4(iii).

(c) 首 1 年保修優惠

First 1 Year Warranty Offer

在不減損買方於正式合約下之權利的前提下，凡住宅物業(但不包括任何位於住宅物業內或連同住宅物業一併出售的花草植物或園藝設計(如有)或任何在住宅物業買賣完成後所增置、安裝、構建的裝置、裝修物料、設備或資產)有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或包括相關住宅物業之有關發展項目部份之轉讓同意書發出日(以較早者計)起計 1 年內向賣方發出書面通知，賣方將在收到買方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。首 1 年保修優惠以相關交易文件條款及條件為準。

Without prejudice to the Purchaser(s)' rights under the ASP, the Vendor is prepared to at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser(s) within 1 year from the date of issuance of the certificate of compliance in respect of the Development or consent to assign in respect of the relevant part of Development in which the residential property forms part (whichever is earlier) remedy any defects (fair wear and tear excepted) to the residential property (excluding any plants or landscaping in or sold with the residential property (if any) or any fittings, finishes, appliances or chattels added, installed or built to or at the residential property after the completion of its sale and purchase) caused otherwise than by any act or neglect of any person. The First 1 Year Warranty Offer is subject to the terms and conditions of the relevant transaction documents.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development

- (a) 如買方就其在有關購買住宅物業選用賣方指定之代表律師作為買方之代表律師，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費用(不包括任何按揭、擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付))。在任何其他情況下，買方須負責其在有關購買住宅物業之律師費用及代墊付費用。

If the Purchaser(s) appoints the Vendor's solicitors to act on his/her behalf in respect of the purchase of the residential property, the Vendor agrees to bear the legal costs of the ASP and the Assignment (exclusive of the legal costs in respect of any mortgage, sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser(s)). In any other cases, the Purchase(s) shall bear his/her own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- (b) 如買方另聘代表律師作為買方之代表律師處理其買賣合約或轉讓契等法律文件，買賣雙方須各自負責有關買賣合約或轉讓契法律文件之律師費用。

If the purchaser instructs his/her own solicitors to act for him/her in relation to the agreement for sale and purchase or assignment, the Vendor and purchaser shall pay his/her own solicitors' legal fees in respect of that agreement for sale and purchase or the assignment.

- (c) 買方須支付一概有關臨時合約、正式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、利息及附加費用等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the PASP, the ASP and the Assignment (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), will be borne by the Purchasers.

(4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

有關該住宅物業交易之草擬、登記及完成大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的正式合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律費用、其他開支及代墊付費用及就有關購買住宅物業的任何其他文件的所有法律費用、其他開支及代墊付費用等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the ASP and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges and disbursements of any other documents relating to the purchase of the residential property.

備註:

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made available 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 from bank to bank themselves and according to the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該發展項目中的指明住宅物業而可能連帶獲得的任何贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit that may be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser as specified in the PASP only and shall not be transferable.
3. 如買方希望更改支付條款，必須得賣方事先同意，並須向賣方繳付手續費 \$10,000 及承擔有關法律費用及雜費(如有)。賣方對任何申請更改支付條款的批准與否有最終決定權。
If the Purchaser wishes to change the terms of payment, the prior consent of the Vendor must be obtained, and pay a handling fee of \$10,000 to the Vendor and the Purchaser shall bear all related legal costs and disbursements (if any). The approval or disapproval of the application for any change of the terms of payment is subject to the final decision of the Vendor.

附錄 1 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 1 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))

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 designated financing company are as follows:

- (I) 買方必須於付清樓價餘額之日前最少 90 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 90 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.
- (III) 第一按揭貸款年期最長為 25 年。
The maximum tenor of First Mortgage Loan shall be up to 25 years.
- (IV) 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.
- (V) 第一按揭貸款按揭利率
Interest rate of the First Mortgage Loan

計劃 C Plan C (只適用於選擇上述第(4)(i)段中支付條款(C)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (C) in the above paragraph (4)(i))
首 24 個月之按揭利率以 P 減 3.5% p.a.計算，其後之按揭利率為 P 加 0.75% 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 for the first 24 months shall be P minus 3.5% p.a., thereafter at P plus 0.75% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

計劃 D Plan D (只適用於選擇上述第(4)(i)段中支付條款(D)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (D) in the above paragraph (4)(i))
首 36 個月之按揭利率以 P 減 2.25% p.a.計算，其後之按揭利率為 P 加 0.75% 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 for the first 36 months shall be P minus 2.25% p.a., thereafter at P plus 0.75% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

註: P 為指定財務機構不時報價之港元最優惠利率(「最優惠利率」)，「最優惠利率」由指定財務機構決定，現為年利率 5.5%。

Note: P means the annual rate of interest as shall be determined and quoted by the designated financing company from time to time as its prime rate for lending Hong Kong dollars (The Best Lending Rate). The Best Lending Rate is determined by the designated financing company. The current Best Lending Rate is 5.5% per annum.

(VI) 第一按揭貸款按揭償還
First Mortgage Loan Repayment

計劃 C Plan C (只適用於選擇上述第(4)(i)段中支付條款(C)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (C) in the above paragraph (4)(i))
買方於按揭首 24 個月只需就第一按揭貸款向指定財務機構繳付利息，其後則須照常連本帶息供款。

The purchaser shall only pay the interest of the First Mortgage Loan to the designated financing company in the first 24 months and shall repay the principal amount and interest as usual for the rest of the term of the First Mortgage Loan.

計劃 D Plan D (只適用於選擇上述第(4)(i)段中支付條款(D)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (D) in the above paragraph (4)(i))
買方於按揭首 36 個月只需就第一按揭貸款向指定財務機構繳付利息，其後則須照常連本帶息供款。

The purchaser shall only pay the interest of the First Mortgage Loan to the designated financing company in the first 36 months and shall repay the principal amount and interest as usual for the rest of the term of the First Mortgage Loan.

(VII) 買方須按月分期償還第一按揭貸款。
The purchaser shall repay the First Mortgage Loan by monthly instalments.

(VIII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。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, income proof and/or banking record upon request from the designated financing company. 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.

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

(X) 所有第一按揭貸款法律文件須由賣方代表律師辦理，買方須負責全部有關律師費用及雜費。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雜費。
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.

(XI) 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.

(XII) 買方敬請向指定財務機構查詢有關第一按揭貸款條款及詳情。就第一按揭貸款批出與否及其條款，指定財務機構有最終決定權，與賣方無關。不論第一按揭貸款獲批與否，買方仍須按正式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 terms and conditions and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms and conditions thereof are subject to the final decision of the designated financing company and are not related to the Vendor. Irrespective of whether the First Mortgage 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 ASP.

(XIII) 此第一按揭貸款受有關指定財務機構所訂之其他條款及細則約束。
This First Mortgage Loan is subject to other terms and conditions as may be stipulated by the designated financing company.

- (XIV) 賣方無給予及不應被視之為已給予任何就第一按揭貸款之批核及/或條款及細節的陳述或保證。
No representation or warranty is given, nor shall be deemed to have been given by the Vendor as to the approval and/or the terms and conditions and the details of the First Mortgage Loan.

備註：此貸款受其他條款及細則約束。

Note: This loan is subject to other terms and conditions.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理：

Agent appointed by the Vendor:

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

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網網站的網址為：www.laaldea.hk
The address of the website designated by the Vendor for the Development is: www.laaldea.hk