

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	意花園 Crescendo	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	新潭路75號 75 San Tam 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)			67

印製日期 Date of Printing	價單編號 Number of Price List
23/3/2017	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
28/3/2017	3A	

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.)									
屋號 House Number				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
佛洛斯大道22號 Firenze Viale No. 22	220.116 (2369) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$45,722,000	207,718 (19,300)	---	---	---	20.238 (218)	81.365 (876)	16.236 (175)	55.973 (602)	---	---	---

第三部份：其他資料

Part 3 : Other Information

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

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

4)(i) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

支付條款:

Terms of Payment :

(一) 意動付款計劃 A – 照售價

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 於賣方就其有能力將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 天內繳付。

(1) Crescendo Payment A – The Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

(二) 心動付款計劃 B – 照售價減 5%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 3% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 92% 於賣方就其有能力將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 天內繳付。

(2) Crescendo Payment B – 5% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 3% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 92% of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

4)(ii) 售價獲得折扣基礎: The basis on which any discount on the price is available:

(a) 見 4(i)。

See 4(i).

(b) (只適用於「意動付款計劃 A」)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠)：

(1) 「代繳從價印花稅(上限為成交金額的 15%)」優惠

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 15%)。

以賣方代表律師實際收到款項日期計算

或

(2) 額外售價 15% 折扣

(Only applicable to “Crescendo Payment A”)

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase):

(1) “Ad Valorem Stamp Duty (maximum 15% of the Transaction Price)” Benefit

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 15% of the Transaction Price).

subject to the actual date of payment(s) received by Vendor’s solicitors

OR

(2) An extra 15% discount from the Price

(c) (只適用於「心動付款計劃 B」)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠)：

(1) 「代繳從價印花稅(上限為成交金額的 4.25%)」優惠

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 4.25%)。

以賣方代表律師實際收到款項日期計算

或

(2) 額外售價 4.25% 折扣

(Only applicable to “Crescendo Payment B”)

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase):

(1) “Ad Valorem Stamp Duty (maximum 4.25% of the Transaction Price)” Benefit

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 4.25% of the Transaction Price).

subject to the actual date of payment(s) received by Vendor’s solicitors

OR

(2) An extra 4.25% discount from the Price

(d) 「心動折扣優惠」(只適用於「心動付款計劃 B」)

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 5.25% 折扣。

“Crescendo Payment B Discount Benefit” (Only applicable to “Crescendo Payment B”)

An extra 5.25% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

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 sale and purchase of a specified residential property in the Development:

(a) 見 4(i) 及 4(ii)。

See 4(i) and 4(ii).

(b) 「獨立屋大家族」1%現金回贈優惠

(1) 如買方於 2017 年 3 月 31 日或之前簽署臨時買賣合約購買不論是本價單或是其他已或將發出之價單包括之發展項目任何住宅物業(「指定住宅物業」), 而該「指定住宅物業」有「關聯住宅物業」, 則每一該等住宅物業之買方可獲成交金額 1% 之現金回贈。

(2) 詳情以相關交易文件條款作準(包括但不限於相關買方須依照相關買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)。

以賣方代表律師實際收到款項日期計算

註:

(I) 如一發展項目住宅物業符合下列任何一項, 即為一「指定住宅物業」之「關聯住宅物業」:

(i) 該住宅物業與該「指定住宅物業」包括在同一份臨時買賣合約; 或

(ii) 其臨時買賣合約於該「指定住宅物業」臨時買賣合約簽署時同時或之後但於 2017 年 3 月 31 日或之前簽署, 且其買方(或組成買方之任何人士)為該「指定住宅物業」買方(或組成該買方之任何人士)或該「指定住宅物業」買方(或組成該買方之任何人士)之「直系親屬」。

(II) 「直系親屬」指任何個人的父母、配偶、子女或兄弟姊妹。

(III) 於任何情況下, 每一住宅物業只可獲一次「獨立屋大家族」1%現金回贈優惠, 不論該住宅物業是否屬多於一個「指定住宅物業」之「關聯住宅物業」或多於一個「關聯住宅物業」之「指定住宅物業」。

“Family Purchase” 1% Cash Rebate Benefit

- (1) If a purchaser signs a preliminary agreement for sale and purchase to purchase any residential property of the Development (whether included in this price list or any other price list issued or to be issued) (“Designated Residential Property”) on or before 31 March 2017, and there is a Related Residential Property of that Designated Residential Property, a cash rebate of 1% of Transaction Price will be offered to the purchaser of each of such residential properties.
- (2) Subject to the terms and conditions of the relevant transaction documents (including without limitation that the purchaser concerned shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase concerned).

#subject to the actual date(s) of payment(s) received by Vendor’s solicitors

Notes:

- (I) A residential property of the Development is a “Related Residential Property” of a Designated Residential Property if any of the following conditions is satisfied:
 - (i) the same preliminary agreement for sale and purchase covers that residential property and that Designated Residential Property; OR
 - (ii) its preliminary agreement for sale and purchase is signed at the same time of or after (but on or before 31 March 2017) the signing of the preliminary agreement of sale and purchase of that Designated Residential Property, and its purchaser (or any person comprising that purchaser) is the purchaser (or any person comprising that purchaser) of the Designated Residential Property or an Immediate Family Member of the purchaser (or any person comprising that purchaser) of the Designated Residential Property.
- (II) “Immediate Family Member” means a parent, spouse, child and sibling of a person.
- (III) In any circumstances, each residential property shall be entitled to “Family Purchase” 1% Cash Rebate Benefit once only, whether or not such residential property is a Related Residential Property of more than one Designated Residential Property and whether or not such residential property is a Designated Residential Property of more than one Related Residential Property.

(c) (只適用於「**意動付款計劃 A**」)

(i) 「**意動 70% 貸款**」安排

買方可向 “Starcom Venture Limited” 或 “Winchesto Finance Company Limited” 或賣方指定之其他公司（「**指定之財務機構**」）申請最高達成交金額 70% 或物業估價（由指定之財務機構釐定）之 70%（以較低者為準）的過渡性貸款（「**過渡性貸款**」）。過渡性貸款及其申請受以下條款及條件規限：

1. 買方可無須出示任何入息證明文件，但須提供指定之財務機構要求之其它證明文件。
2. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
3. 過渡性貸款年期為 3 年。
4. 過渡性貸款首年之年利率為定息 1%；第 2 年及第 3 年之年利率以指定之財務機構引用之最優惠利率(P)減 1% (P-1%)計算。P 為浮動利率，於本價單日期，P 為每年 5%。最終年利率以指定之財務機構審批結果而定，賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
5. 買方必須於提取過渡性貸款日期起計，每個月就所提取過渡性貸款額中相等於成交金額 15% 金額之部份償還本金及利息，而過渡性貸款額之剩餘部份只須每月支付利息予指定之財務機構。買方並必須於過渡性貸款年期完結前還清所有過渡性貸款之本金及利息。
6. 所有過渡性貸款之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。
7. 如買方提取之過渡性貸款額(1) 不高於成交金額之 55% 或 (2) 高於成交金額之 55% 但不高於成交金額之 65%，可分別獲賣方送出 (1) 成交金額 1% 之現金回贈 或 (2) 成交金額 0.5% 之現金回贈。詳情以相關交易文件條款作準。

買方於決定選擇此安排前，請先向指定之財務機構之服務代理公司 Padraic Finance Limited 查詢清楚過渡性貸款之借貸條款及條件、批核條件及申請手續。

過渡性貸款條款及批核條件僅供參考，指定之財務機構保留不時更改過渡性貸款之借貸條款及批核條件的權利。

有關過渡性貸款之批核與否及借貸條款以指定之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；賣方並無或不得被視為就過渡性貸款之借貸條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

(ii) **4.5% 現金回贈優惠**

如買方不論任何原因最終沒有採用「**意動 70% 貸款**」安排，並依照買賣合約訂定的日期付清每一期樓款及成交金額餘款#，買方可獲成交金額 4.5%之現金回贈。詳情以相關交易文件條款作準。

以賣方代表律師實際收到款項日期計算

(Only applicable to “Crescendo Payment A”)

(i) **The arrangement of “70% Bridging Loan for Crescendo Payment A”**

The Purchaser may apply to “Starcom Venture Limited” or “Winchesto Finance Company Limited” or any other company designated by the Vendor (the “**Designated Financial Institution**”) for bridging loan with a maximum amount equivalent to 70% of the Transaction Price or 70% of the valuation of the property (as determined by the Designated Financial Institution) (whichever is lower) (the “**Bridging Loan**”). The Bridging Loan and its application are subject to the following terms and conditions:

1. The Purchaser may not be required to provide any income proof, but is required to provide other necessary documents upon request from the Designated Financial Institution.
2. The Bridging Loan shall be secured by a first legal mortgage over the residential property purchased in the Development.
3. The maximum tenure of the Bridging Loan shall not exceed 3 years.
4. The first year’s interest rate of the Bridging Loan is fixed at 1%; the interest rate of the 2nd and 3rd year shall be Prime Rate (P) quoted by the Designated Financial Institution minus 1% (P-1%). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final interest rate will be subject to final approval by the Designated Financial Institution. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
5. The Purchaser shall repay the principal and relevant interest in respect of the part of the Bridging Loan drawn which is equivalent to 15% of the Transaction Price and pay the interest only in respect of the remaining part of the Bridging Loan drawn to the Designated Financial Institution each month after the drawdown of the Bridging Loan. The Purchaser shall repay all the principal and interest of the Bridging Loan within the tenure of the Bridging Loan.
6. All legal documents in relation to the Bridging Loan must be prepared by the solicitors’ firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.
7. A cash rebate of (1) 1% of Transaction Price **OR** (2) 0.5% of Transaction Price will be provided to the Purchaser if the Bridging Loan drawn by the Purchaser is (1) not more than 55% of Transaction Price **OR** (2) more than 55% of Transaction Price but not exceed 65% of Transaction Price. Subject to the terms and conditions of the relevant transaction documents.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Designated Financial Institution on details of the terms and conditions of the loan, approval conditions and application procedures of the Bridging Loan before choosing this arrangement.

The terms and conditions and approval conditions of the Bridging Loan are for reference only, the Designated Financial Institution reserves the right to change the terms and conditions and approval conditions of the Bridging Loan from time to time as it sees fit.

The terms and conditions and the approval of applications for the Bridging Loan are subject to the final decision of the Designated Financial Institution, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the Bridging Loan.

(ii) **4.5% Cash Rebate Benefit**

Subject to the terms and conditions of the relevant transaction documents, a cash rebate of 4.5% of the Transaction Price will be provided to the Purchaser if the Purchaser for whatever reasons does not adopt the arrangement of “70% Bridging Loan for Crescendo Payment A”, and settles the part payment and the balance of the Transaction Price in accordance to the payment dates stipulated in the agreement for sale and purchase#.

the actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser.

(d) (只適用於「心動付款計劃 B」)

(i) 「心動 80%貸款」安排

買方可向“Starcom Venture Limited”或“Winchesto Finance Company Limited”或賣方指定之其他公司（「指定之財務機構」）申請最高達成交金額 80% 或物業估價（由指定之財務機構釐定）之 80%（以較低者為準）的過渡性貸款（「過渡性貸款」）。過渡性貸款及其申請受以下條款及條件規限：

1. 買方可無須出示任何入息證明文件，但須提供指定之財務機構要求之其它證明文件。
2. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
3. 過渡性貸款年期為 3 年。
4. 過渡性貸款首年之年利率為定息 1%；第 2 年及第 3 年之年利率以指定之財務機構引用之最優惠利率(P)減 1% (P-1%)計算。P 為浮動利率，於本價單日期，P 為每年 5%。最終年利率以指定之財務機構審批結果而定，賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
5. 買方必須於提取過渡性貸款日期起計，每個月就所提取過渡性貸款額中相等於成交金額 25% 金額之部份償還本金及利息，而過渡性貸款額之剩餘部份只須每月支付利息予指定之財務機構。買方並必須於過渡性貸款年期完結前還清所有過渡性貸款之本金及利息。
6. 所有過渡性貸款之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。
7. 如買方提取之過渡性貸款額(1) 不高於成交金額之 55% 或 (2) 高於成交金額之 55% 但不高於成交金額之 65% 或 (3) 高於成交金額之 65% 但不高於成交金額之 75%，可分別獲賣方送出 (1) 成交金額 1.5% 之現金回贈 或 (2) 成交金額 1% 之現金回贈 或 (3) 成交金額 0.5% 之現金回贈。詳情以相關交易文件條款作準。

買方於決定選擇此安排前，請先向指定之財務機構之服務代理公司 Padraic Finance Limited 查詢清楚過渡性貸款之借貸條款及條件、批核條件及申請手續。

過渡性貸款條款及批核條件僅供參考，指定之財務機構保留不時更改過渡性貸款之借貸條款及批核條件的權利。

有關過渡性貸款之批核與否及借貸條款以指定之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；賣方並無或不得被視為就過渡性貸款之借貸條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

(ii) 5%現金回贈優惠

如買方不論任何原因最終沒有採用「心動 80%貸款」安排，並依照買賣合約訂定的日期付清每一期樓款及成交金額餘款#，買方可獲成交金額 5% 現金回贈。詳情以相關交易文件條款作準。

以賣方代表律師實際收到款項日期計算

(Only applicable to “Crescendo Payment B”)

(i) The arrangement of “80% Bridging Loan for Crescendo Payment B”

The Purchaser may apply to “Starcom Venture Limited” or “Winchesto Finance Company Limited” or any other company designated by the Vendor (the “Designated Financial Institution”) for bridging loan with a maximum amount equivalent to 80% of the Transaction Price or 80% of the valuation of the property (as determined by the Designated Financial Institution) (whichever is lower) (the “Bridging Loan”). The Bridging Loan and its application are subject to the following terms and conditions:

1. The Purchaser may not be required to provide any income proof, but is required to provide other necessary documents upon request from the Designated Financial Institution.
2. The Bridging Loan shall be secured by a first legal mortgage over the residential property purchased in the Development.
3. The maximum tenure of the Bridging Loan shall not exceed 3 years.
4. The first year’s interest rate of the Bridging Loan is fixed at 1%; the interest rate of the 2nd and 3rd year shall be Prime Rate (P) quoted by the Designated Financial Institution minus 1% (P-1%). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final interest rate will be subject to final approval by the Designated Financial Institution. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
5. The Purchaser shall repay the principal and relevant interest in respect of the part of the Bridging Loan drawn which is equivalent to 25% of the Transaction Price and pay the interest only in respect of the remaining part of the Bridging Loan drawn to the Designated Financial Institution each month after the drawdown of the Bridging Loan. The Purchaser shall repay all the principal and interest of the Bridging Loan within the tenure of the Bridging Loan.
6. All legal documents in relation to the Bridging Loan must be prepared by the solicitors’ firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.
7. A cash rebate of (1) 1.5% of Transaction Price **OR** (2) 1% of Transaction Price **OR** (3) 0.5% of Transaction Price will be provided to the Purchaser if the Bridging Loan drawn by the Purchaser is (1) not more than 55% of Transaction Price **OR** (2) more than 55% of Transaction Price but not exceed 65% of Transaction Price **OR** (3) more than 65% of Transaction Price but not exceed 75% of Transaction Price. Subject to the terms and conditions of the relevant transaction documents.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Designated Financial Institution on details of the terms and conditions of the loan, approval conditions and application procedures of the Bridging Loan before choosing this arrangement.

The terms and conditions and approval conditions of the Bridging Loan are for reference only, the Designated Financial Institution reserves the right to change the terms and conditions and approval conditions of the Bridging Loan from time to time as it sees fit.

The terms and conditions and the approval of applications for the Bridging Loan are subject to the final decision of the Designated Financial Institution, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the Bridging Loan.

(ii) **5% Cash Rebate Benefit**

Subject to the terms and conditions of the relevant transaction documents, a cash rebate of 5% of the Transaction Price will be provided to the Purchaser if the Purchaser for whatever reasons does not adopt the arrangement of “80% Bridging Loan for Crescendo Payment B”, and settles the part payment and the balance of the Transaction Price in accordance to the payment dates stipulated in the agreement for sale and purchase#.

the actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser.

(e) **「成交金額 50% 延伸貸款」安排**

如買方提取「意動 70% 貸款」安排 或「心動 80% 貸款」安排之過渡性貸款，買方亦可向 “Starcom Venture Limited” 或 “Winchesto Finance Company Limited” 或賣方指定之其他公司（「**指定之財務機構**」）申請最高達成交金額之 50% 或物業估價（由指定之財務機構釐定）之 50%（以較低者為準）之延伸貸款（「**延伸貸款**」）用以償還「意動 70% 貸款」安排 或「心動 80% 貸款」安排之部份貸款餘額。延伸貸款及其申請受以下條款及條件規限：

1. 買方須依照指定之財務機構之要求提供足夠之入息證明文件。
2. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
3. 延伸貸款年期必須不長於 25 年。
4. 延伸貸款的年利率以指定之財務機構引用之最優惠利率(P)計算。P 為浮動利率，於本價單日期，P 為每年 5%。最終年利率以指定之財務機構審批結果而定，賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
5. 所有延伸貸款之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向指定之財務機構之服務代理公司 Padraic Finance Limited 查詢清楚延伸貸款之借貸條款及條件、批核條件及申請手續。

延伸貸款條款及批核條件僅供參考，指定之財務機構保留不時更改延伸貸款之借貸條款及批核條件的權利。

有關延伸貸款之批核與否及借貸條款以指定之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；賣方並無或不得被視為就延伸貸款之借貸條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

The arrangement of “extended loan for 50% of Transaction Price”

If the Bridging Loan under the arrangement of “70% Bridging Loan for Crescendo Payment A” or the arrangement of “80% Bridging Loan for Crescendo Payment B” has been drawn by the Purchaser, the Purchaser may apply to “Starcom Venture Limited” or “Winchesto Finance Company Limited” or any other company designated by the Vendor (the “**Designated Financial Institution**”) for extended loan with a maximum loan amount equivalent to 50% of the Transaction Price or 50% of the valuation of the property (as determined by the Designated Financial Institution) (whichever is lower) (the “**Extended Loan**”) to repay part of the loan balance under the arrangement of “70% Bridging Loan for Crescendo Payment A” or the arrangement of “80% Bridging Loan for Crescendo Payment B”. The Extended Loan and its application are subject to the following terms and conditions:

1. The purchaser shall provide sufficient proof of income in accordance with the requirements of the Designated Financial Institution.
2. The Extended Loan shall be secured by a first legal mortgage over the residential property purchased in the Development.
3. The maximum tenure of the Extended Loan shall not exceed 25 years.
4. The interest rate of the Extended Loan shall be Prime Rate (P) quoted by the Designated Financial Institution. P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final interest rate will be subject to final approval by the Designated Financial Institution. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
5. All legal documents in relation to the Extended Loan must be prepared by the solicitors’ firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Designated Financial Institution on details of the terms and conditions of the loan, approval conditions and application procedures of the Extended Loan before choosing this arrangement.

The terms and conditions and approval conditions of the Extended Loan are for reference only, the Designated Financial Institution reserves the right to change the terms and conditions and approval conditions of the Extended Loan from time to time as it sees fit.

The terms and conditions and the approval of applications for the Extended Loan are subject to the final decision of the Designated Financial Institution, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the Extended Loan.

(f) **「大亨屋 1% 現金回贈」優惠**

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲成交金額 1% 之現金回贈。詳情以相關交易文件條款為準。

“Tycoon House 1% Cash Rebate” Benefit

A cash rebate of 1% of the Transaction Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase to purchase a residential property listed in this price list. Subject to the terms and conditions of the relevant transaction documents.

4)(iv) 誰人負責支付買賣發展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) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。

If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) 買方須為就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用:

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

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關按揭之律師費及其他費用均由買方負責及繳付。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

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:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：

Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees

云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited

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

香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members

恆信地產策略有限公司 Hang Shun Real Estate Strategy Limited

建富物業 Kin Fu Realty

中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited

Dutfield Estates Ltd.

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

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

6) 賣方就發展項目指定的互聯網網站的網址為：**www.crescendo-hk.hk**

The address of the website designated by the vendor for the Development is: **www.crescendo-hk.hk**