

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	弦雅 The Concerto	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	醫局街 203 號 (註：此臨時門牌號數有待發展項目建成時確認。) No. 203 Yee Kuk Street (Note: This provisional street number is subject to confirmation when the Development is completed.)		
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)			95

印製日期 Date of Printing	價單編號 Number of Price List
03 /12/ 2020	1

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
15/12/2020	1A	✓
21/12/2020	1B	✓
29/12/2020	1C	--
2/2/2021	1D	--
19/2/2021	1E	--

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

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
弦雅 The Concerto	21	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,056,000	258,736 (24,000)	-	-	-	-	-	--	-	--	--	--
	20	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,027,000 7,160,000	257,673 (23,901) 262,550 (24,354)	-	-	-	-	-	--	-	--	--	--
	16	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,888,000	252,576 (23,429)	-	-	-	-	-	--	-	--	--	--
	15	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,834,000	250,596 (23,245)	-	-	-	-	-	--	-	--	--	--
	12	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,779,000	248,579 (23,058)	-	-	-	-	-	--	-	--	--	--
	11	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,739,000	247,112 (22,922)	-	-	-	-	-	--	-	--	--	--

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

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
弦雅 The Concerto	10	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,699,000	245,646 (22,786)	-	-	-	-	-	--	-	--	--	--
	9	A	27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,659,000	244,179 (22,650)	-	-	-	-	-	--	-	--	--	--
	5	B	26.286 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	6,284,000	239,063 (22,205)	-	-	-	-	-	--	-	--	--	--
	6	B	26.286 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	6,346,000	241,421 (22,424)	-	-	-	-	-	--	-	--	--	--
	7	B	26.286 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	6,409,000	243,818 (22,647)	-	-	-	-	-	--	-	--	--	--
	5	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,868,000	247,559 (22,962)	-	-	-	-	-	--	-	--	--	--

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

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
弦雅 The Concerto	6	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,918,000 5,120,000	250,102 (23,198) 260,374 (24,151)	-	-	-	-	-	--	-	--	--	--
	7	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,966,000	252,543 (23,425)	-	-	-	-	-	--	-	--	--	--
	8	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,016,000	255,085 (23,660)	-	-	-	-	-	--	-	--	--	--
	9	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,016,000 5,175,000	255,085 (23,660) 263,171 (24,410)	-	-	-	-	-	--	-	--	--	--
	16	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,120,000	260,374 (24,151)	-	-	-	-	-	--	-	--	--	--
	17	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,140,000	261,391 (24,245)	-	-	-	-	-	--	-	--	--	--

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

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
弦雅 The Concerto	18	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,202,000 5,306,000	264,544 (24,538) 269,833 (25,028)	-	-	-	-	-	--	-	--	--	--
	21	D	19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,265,000 5,519,000	267,748 (24,835) 280,665 (26,033)	-	-	-	-	-	--	-	--	--	--
	5	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,531,000	227,814 (21,173)	-	-	-	-	-	--	-	--	--	--
	6	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,607,000	231,636 (21,528)	-	-	-	-	-	--	-	--	--	--
	7	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,676,000	235,105 (21,850)	-	-	-	-	-	--	-	--	--	--
	8	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,733,000	237,971 (22,117)	-	-	-	-	-	--	-	--	--	--

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

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
弦雅 The Concerto	9	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,761,000	239,379 (22,248)	-	-	-	-	-	--	-	--	--	--
	15	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,925,000	247,624 (23,014)	-	-	-	-	-	--	-	--	--	--
	16	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	4,974,000	250,088 (23,243)	-	-	-	-	-	--	-	--	--	--
	17	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,024,000	252,602 (23,477)	-	-	-	-	-	--	-	--	--	--
	18	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,076,000	255,216 (23,720)	-	-	-	-	-	--	-	--	--	--
	19	E	19.889 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: .000 (-)	5,107,000	256,775 (23,864)	-	-	-	-	-	--	-	--	--	--

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)

支付條款 **Terms of Payment**

註：於本第 4 段內，「售價」指本價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目(即售價經計算相關支付條款及適用折扣後之價錢)。因應相關支付條款及適用折扣按售價計算得出之價目，皆向下捨入計至百位數作為成交金額。
Note: In this paragraph 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the Preliminary Agreement for Sale and Purchase and Agreement for Sale and Purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded down to the nearest hundred dollars to determine the Transaction Price.

付款辦法 **Payment Methods**

買方於簽署臨時買賣合約時須繳付相等於成交金額之 5% 作為臨時訂金（「臨時訂金」）。臨時訂金之其中港幣\$100,000 須以銀行本票繳付，抬頭請寫「貝克・麥堅時律師事務所」或 “Baker & McKenzie”。請另備支票以補足臨時訂金之餘額，抬頭請寫「貝克・麥堅時律師事務所」或 “Baker & McKenzie”。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price (“Preliminary Deposit”). A cashier order of HK\$100,000 being part of the Preliminary Deposit shall be made payable to “Baker & McKenzie” or 「貝克・麥堅時律師事務所」. Please prepare a cheque payable to “Baker & McKenzie” or 「貝克・麥堅時律師事務所」 to pay the balance of the Preliminary Deposit.

- (A) 120 天付款計劃 120-day Payment Plan （照售價減 5%） (5% discount from the Price)
- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 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買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 3%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

- (3) 成交金額 92%即成交金額餘款於買方簽署臨時合約後 120 天內繳付或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付，以較早者為準。
92% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

(B) 120 天按揭付款計劃 120-day Mortgage Payment Plan (照售價減 1%) (1% discount from the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 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買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 成交金額 3%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。

3% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

- (3) 成交金額 92%即成交金額餘款於買方簽署臨時合約後 120 天內繳付或於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付，以較早者為準。
92% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

買方可向發展商指定之財務機構申請「第一按揭貸款」。詳情請參閱第(4)(iii)(a)段。

The Purchaser may apply the "First Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(a) for details.

(C) 建築期付款計劃 Stage Payment Plan (照售價減 3%) (3% discount from the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 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買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 成交金額 3%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。

3% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

- (3) 成交金額 92%即成交金額餘款於賣方向買方發出書面通知書可將發展項目內的住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付。

92% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser.

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

- (a) 請參閱第(4)(i)段。

Please refer to paragraph (4)(i).

- (b) 「置業有禮」特別折扣 "Home Purchase" Special Discount:

買方可獲額外 3%售價折扣優惠作為「置業有禮」特別折扣。

An extra 3% discount from the Price would be offered to the Purchasers as the "Home Purchase" Special Discount.

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

買方可獲額外 6%售價折扣優惠作為「印花稅津貼」優惠。

An extra 6% discount from the Price would be offered to the Purchasers as "Subsidy of Stamp Duty" Benefit.

- (d) 「新春限時優惠」 “Chinese New Year Limited Time” Discount:

凡於 2021 年 3 月 22 日當日或之前簽署臨時買賣合約之買方可獲額外 1%售價折扣優惠。（只適用於 1 房指明住宅物業）。

Where the preliminary agreement for sale and purchase is signed on or before 22 March 2021, an extra 1% discount from the Price would be offered to the Purchasers. (Only Applicable to the 1-Bed Room Specific Residential Property)

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

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

第一按揭貸款 First Mortgage Loan

- (a) 備用第一按揭貸款（「第一按揭貸款」） Standby First Mortgage Loan ("First Mortgage Loan")

（此優惠只適用於選擇(B)120 天按揭付款計劃）

This benefit is only applicable to Purchasers who choose (B) 120-day Mortgage Payment Plan.

(b) 買方可向賣方指定財務機構申請第一按揭貸款。主要條款如下：

The Purchaser can apply the First Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

- (i) 買方必須於買賣合約內訂明的付清成交金額餘額之日或發展項目的預計關鍵日期(以較早者為準)前最少 60 日以書面向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan in not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the Agreement for Sale and Purchase or the estimated material date for the Development (whichever is earlier).
- (ii) 第一按揭貸款以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) 第一按揭貸款之提款日必須為該住宅物業付清成交金額當日，並在任何情況下不得遲於 2021 年 7 月 31 日。
The date of drawdown of the First Mortgage Loan must be the date of the full payment of the Transaction Price of the relevant residential property and in any event not later than 31 July 2021.
- (iv) 香港永久性居民和香港非永久性居民的第一按揭貸款金額最高分別為成交金額的 70%和 60%。
The maximum amount of First Mortgage Loan for Hong Kong permanent residents and non-Hong Kong permanent residents are 70% and 60% of the Transaction Price respectively.
- (v) 第一按揭貸款首兩年之按揭利率為指定財務機構不時報價之最優惠利率(P)減年息 2% (P-2%) (於本價單印製日期 P 為 5.5%)計算，其後之按揭利率為指定財務機構不時報價之最優惠利率(P)加年息 0.75% (P+0.75%)，利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定財務機構之報價。
Interest rate of First Mortgage Loan for the first two years shall be at the Prime Rate (P) quoted by the designated financing company from time to time minus 2% per annum (P-2%) (P as at the date of this price list is 5.5%), thereafter at the Prime Rate (P) designated by the designated financing company from time to time plus 0.75% per annum (P+0.75%), subject to fluctuation. The final interest rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company.
- (vi) 第一按揭貸款年期最長為 25 年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (vii) 第一按揭貸款首兩年只需償還利息，不需償還本金，第三年開始需要償還本金及利息。
Only interest payment of the First Mortgage Loan is required and no repayment of the principal of the First Mortgage Loan is required for the first 2 years. The monthly instalment and interest shall be accrued starting from the third year.
- (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。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the designated financing company.
- (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 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或該指定財務公司指定之律師行辦理，並由買方負責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 prepared and handled by the solicitors designated by the Vendor or the designated financing company. 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) 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及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，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成交金額全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. 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 Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.
- (xii) 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.

(c) 賣方無給予或視之為已給予任何就第一按揭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 First Mortgage Loan.

(d) 賣方沒有參與及提供第一按揭貸款。第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因第一按揭貸款所引發的任何事情負上任何責任。

The Vendor is not involved in the arrangement of the First Mortgage Loan. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the designated financing company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the First Mortgage Loan.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

1. 買賣雙方各自負責其代表律師擬備、完成及登記所有有關買賣法律文件的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in relation to the purchase.

2. 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的有關罰款、利息及附加費

用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to 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 Purchaser.

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

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

一切製作、登記及完成發展項目大廈公契及管理協議（「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅新/較高稅率而須的任何法定聲明的費用、所購住宅的補充合約（如有）、按揭（如有）之登記費、法律費用及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律費用及其他支出，均由買方負責及支付。

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

(5) **賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：**

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

中原地產代理有限公司

Centaline Property Agency 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.the-concerto.com.hk。**

The address of the website designated by the Vendor for the Development is: www.the-concerto.com.hk.