

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	VAU Residence	期數(如有) Phase No.(if any)	-
發展項目位置 Location of Development	自由道11號 No.11 Liberty Avenue		
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)			165

印製日期 Date of Printing	價單編號 Number of Price List
15/6/2021	2

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
28/8/2021	2A	
6/1/2022	2B	
13/1/2022	2C	
8/2/2022	2D	
8/3/2022	2E	
29/3/2022	2F	
10/5/2022	2G	
1/9/2022	2H	
15/3/2023	2I	
30/3/2023	2J	
6/4/2023	2K	
12/4/2023	2L	
12/6/2023	2M	
11/8/2023	2N	
4/10/2023	2O	
7/11/2023	2P	
19/12/2023	2Q	
9/1/2024	2R	

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
	15	B	25.768 (277) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,347,000	323,929 (30,134)	--	--	--	--	--	--	--	--	--	--
	12	B	25.768 (277) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,312,000	322,571 (30,007)	--	--	--	--	--	--	--	--	--	--
	11	B	25.768 (277) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,279,000	321,290 (29,888)	--	--	--	--	--	--	--	--	--	--
	15	C	24.506 (264) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,016,000	327,104 (30,364)	--	--	--	--	--	--	--	--	--	--
	12	C	24.506 (264) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	7,937,000	323,880 (30,064)	--	--	--	--	--	--	--	--	--	--
	11	C	24.506 (264) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	7,843,000	320,044 (29,708)	--	--	--	--	--	--	--	--	--	--
	11	D	19.480 (210) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,572,000	337,372 (31,295)	--	--	--	--	--	--	--	--	--	--
	11	E	19.407 (209) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,580,000	339,053 (31,483)	--	--	--	--	--	--	--	--	--	--
	10	E	19.407 (209) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,554,000	337,713 (31,359)	--	--	--	--	--	--	--	--	--	--
	15	F	26.520 (285) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,658,000	326,471 (30,379)	--	--	--	--	--	--	--	--	--	--
	12	F	26.520 (285) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,623,000	325,151 (30,256)	--	--	--	--	--	--	--	--	--	--
	11	F	26.520 (285) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	8,589,000	323,869 (30,137)	--	--	--	--	--	--	--	--	--	--
	11	G	19.636 (211) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	6,725,000	342,483 (31,872)	--	--	--	--	--	--	--	--	--	--
	16	H	36.041 (388) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,264,000	312,533 (29,031)	--	--	--	--	--	--	--	--	--	--
	15	H	36.041 (388) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,218,000	311,257 (28,912)	--	--	--	--	--	--	--	--	--	--

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
	12	H	36.041 (388) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,120,000	308,538 (28,660)	--	--	--	--	--	--	--	--	--
	11	H	36.041 (388) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,020,000	305,763 (28,402)	--	--	--	--	--	--	--	--	--

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 purchaser(s) 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，就有關指明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 specified 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，就有關指明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 specified 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：在本第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約（下稱「臨時合約」）中訂明的住宅物業的實際金額。因應相關折扣（如有）按售價計算得出之價目，皆以進位到最接近千位數作為成交金額。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付款計劃。
Note: In this paragraph (4), “Price” means the price of the residential property set out in Part 2 of this price list, and “Transaction Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (the “PASP”). The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.
買方於簽署臨時合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣\$100,000 之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支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。即使前述之規定，賣方保留最終權利以其酌情權要求或接受任何其他支付臨時訂金或其部分之方式。
Upon signing of the PASP, the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction 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). The cashier order(s) and cheque(s) should be made payable to “Baker & McKenzie”. Notwithstanding the aforesaid, the Vendor shall have the final right to require or accept any other manners of payment of the preliminary deposit or part thereof in its sole discretion.

付款計劃:

Payment Plan:

(A) 120 天即供付款計劃 120-day Cash Payment Plan （照售價減 10%）（10% discount on the Price）

- 買方須於簽署臨時合約時繳付相等於成交金額 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買賣合約(下稱「正式合約」)。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal agreement for sale and purchase (the "ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 120 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

(B) 120 天一按付款計劃 120-day First Mortgage Loan Payment Plan (照售價減 8.5%) (8.5% discount on the Price)

- 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 120 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

(C) 120 天二按付款計劃 120-day Second Mortgage Loan Payment Plan (照售價減 7%) (7% discount on the Price)

- 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 120 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

(D) 1,230 天先住後付付款計劃 1,230-day Early Possession Payment Plan (照售價減 6%) (6% discount on the Price)

- 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 240 天內繳付成交金額 1% 作為加付訂金。
1% of the Transaction Price being further deposit shall be paid within 240 days by the purchaser(s) after signing of the PASP.
- 買方須於簽署臨時合約後 600 天內繳付成交金額 1% 作為加付訂金。
1% of the Transaction Price being further deposit shall be paid within 600 days by the purchaser(s) after signing of the PASP.
- 買方須於簽署臨時合約後 960 天內繳付成交金額 1% 作為加付訂金。
1% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 960 days after signing of the PASP.
- 買方須於簽署臨時合約後 1,230 天內繳付成交金額 92%作為成交金額餘款。
92% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 1,230 days after signing of the PASP.

(E) 180 天輕鬆置業即供付款計劃 180-day Easy Purchase Cash Payment Plan (照售價減 9%) (9% discount on the Price)

- 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 180 天內繳付成交金額 95%作為成交金額餘款。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 180 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 made available**

- 請參閱上述第(4)(i)段。
Please refer to paragraph (4)(i) above.
- (並無此編號之折扣)
(No discount of such numbering)
- (並無此編號之折扣)
(No discount of such numbering)
- (並無此編號之折扣)
(No discount of such numbering)

- (e) (並無此編號之折扣)
(No discount of such numbering)

(f) **回饋萬科客戶置業折扣 Customer Loyalty Discount**

如買方（或構成買方之任何人士）屬「合資格人士」，該買方簽署臨時合約購買本價單中所列之住宅物業，可獲額外 1% 售價折扣優惠。折扣受有關條款及條件約束。

If the purchaser (or any person comprising the purchaser) is an "Eligible Person", an extra 1% discount on the Price will be offered to that purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list. Subject to the relevant terms and conditions.

「合資格人士」指任何曾向萬科企業股份有限公司或任何公司（其股權由萬科企業股份有限公司或其子公司直接或間接持有）（「萬科集團」）購入由萬科集團所參與發展及/或投資之一手住宅物業之買方（或構成買方之任何人士）或其直系親屬（指任何個人的配偶、父母、子女）。惟買方須提供令賣方滿意的有關證明文件以茲證明有關關係及獲得此折扣之資格，且賣方對是否存在有關關係及/或是否符合獲得此折扣之資格保留最終決定權。

"Eligible Person" means any purchaser (or any person comprising the purchaser) who has purchased from China Vanke Co., Limited or any company (with its shareholdings directly or indirectly held by China Vanke Co., Limited or its subsidiaries) ("Vanke Group") any first-hand residential property developed and/or invested by Vanke Group or a close family member (meaning a spouse, parent or child) of such purchaser (or a person comprising such purchaser), provided that the purchaser shall provide relevant supporting documents to the satisfaction of the Vendor to prove the relationship concerned and the eligibility for this discount and that the Vendor reserves the final right to decide whether or not such relationship exists and/or whether or not the purchaser is eligible for this discount.

(g) **專才升級置業優惠 Talent Home Upgrade Benefit**

簽署臨時買賣合約購買本價單所列之任何住宅物業並符合以下第(I)或(II)段所述之條件之買方可獲得額外港幣\$38,800 元之售價折扣。買方必須於簽署臨時買賣合約前提供令賣方滿意的書面文件以證明符合下述第(I)或(II)段所述之條件。

- (I) 買方（或組成買方的任何個人）現從事/經營以下行業：醫療、教育、法律、會計、銀行、酒店、地產、金融、物流、旅遊、航空、傳媒、農產、科研、電子、保險、設計、貿易、廣告、文化、社會服務、檢測、認證、環保、體育、建築、資訊、服務、政府公務員或為香港特別行政區政府之高端人才通行證計劃、科技人才入境計劃或優秀人才入境計劃之合資格人士；或
- (II) 買方（或組成買方的任何個人）持有正在或已完成修讀文憑、副學士學位、學士學位或以上學歷之證明文件或持有任何領域之專才證書。

An extra discount of HK\$38,800 from the Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any residential property included in this price list and satisfies the condition stated in paragraph (I) or (II) below. The Purchaser must provide written documents satisfactory to the Vendor for proof of satisfaction of the condition stated in paragraph (I) or (II) below before signing the preliminary agreement for sale and purchase.

- (I) The Purchaser (or any individual comprising the Purchaser) is currently engaged in/operating in the following industries: medical care, education, law, accounting, banking, hotel, real estate, finance, logistics, tourism, aviation, media, agricultural products, scientific research, electronics, insurance, design, trading, advertising, culture, social services, testing, certifying, environmental protection, sports, architecture, information, services, government civil servants or a qualified person under Top Talent Pass Scheme, Technology Talent Admission Scheme or Quality Migrant Admission Scheme of the Hong Kong Special Administrative Region Government; OR
- (II) The Purchaser (or any individual comprising the Purchaser) holds a documentary proof of studying for or completion of a diploma, associate degree, bachelor's degree or above, or holds a specialty certificate in any field.

(4)(iii) **可就購買該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) 請參閱上述第(4)(i) 及 (4)(ii)段。

Please refer to paragraph (4)(i) and (4)(ii) above.

(b) **第一按揭貸款（只適用於選擇第(4)(i)段中付款計劃(B)之買方） First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (B) in paragraph (4)(i))**

- (1) 買方可向賣方指定的一按揭財務機構（「指定財務機構」）申請一按揭貸款（「第一按揭貸款」）。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for first mortgage loan ("first mortgage loan") from the Vendor's designated first mortgage financing company ("designated financing company"). The Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

- (2) 成交金額為港幣 833 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的 80%；成交金額為港幣 833 萬以上但港幣 1,000 萬以下的住宅物業的第一按揭貸款最高金額為港幣 500 萬加成交金額的 20%；成交金額為港幣 1,000 萬或以上的住宅物業的第一按揭貸款最高金額為成交金額的 70%。
- The maximum amount of first mortgage loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is or under HK\$8.33 million. The maximum amount of first mortgage loan shall be HK\$5 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$8.33 million but under HK\$10 million. The maximum amount of first mortgage loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is or over HK\$10 million.

- (3) 第一按揭貸款年期最長可達 25 年。

The maximum tenor of the first mortgage loan is up to 25 years.

- (4) 第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減 2% p.a.計算。P 隨利率浮動調整，於本價單日期 P 為 6.125% p.a.。利率以指定財務機構最終審批結果決定。利率是指年利率。

The interest rate of the first mortgage loan shall be calculated at 2% p.a. below the Hong Kong Dollar prime rate quoted by the designated financing company from time to time ("P"). P is subject to fluctuation. P as at the date of this price list is 6.125% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum

- (5) 第一按揭貸款以該住宅物業之第一衡平法按揭及第一法定按揭作抵押。

The first mortgage loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property.

- (6) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明,親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本,所有提交的文件,一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.
- (7) 買方及擔保人(如有)須按指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.
- (8) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請,買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。
All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.
- (9) 買方於決定申請第一按揭貸款前,敬請先向指定財務機構查詢有關詳情,以上所有主要條款、優惠(如有)及第一按揭貸款批出與否,指定財務機構有最終決定權。不論第一按揭貸款獲批與否,買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核,賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.
- (10) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。
The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
- (11) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準,且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(c) 第二按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(C)之買方) Second Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (C) in paragraph (4)(i))

- (1) 買方可向賣方指定的二按財務機構(Vanke Property Mortgage Limited) (「指定財務機構」)申請第二按揭貸款(「第二按揭貸款」)。指定財務機構有權隨時停止提供第二按揭貸款而無須另行通知。第二按揭貸款主要條款及條件如下。
Purchaser(s) can apply for second mortgage loan ("second mortgage loan") from the designated second mortgage financing company (Vanke Property Mortgage Limited) ("designated financing company"). The designated financing company may stop providing the second mortgage loan at any time without further notice. The key terms and conditions of the second mortgage loan are as follows.
- (2) 第二按揭貸款最高金額為成交金額的 25%,但第一按揭(由第一按揭銀行提供)及第二按揭的總貸款額不能超過成交金額的 85%,或應繳付之成交金額餘額,以較低者為準。
The maximum amount of second mortgage loan shall be 25% of the Transaction Price, but the total amount of first mortgage loan (to be provided by first mortgagee bank) and second mortgage loan offered shall not exceed 85% of the Transaction Price, or the balance of Transaction Price payable, whichever is lower.
- (3) 第二按揭年期最長可達 25 年或等同或不超過第一按揭貸款年期,以較短者為準。
The maximum tenor of the second mortgage loan is up to 25 years or same as or not exceeding the tenor of the first mortgage loan, whichever is shorter.
- (4) 第二按揭貸款自支取日起計的首 24 個月設免息免供。其後第二按揭貸款的利率以中國銀行(香港)有限公司不時報價之港元最優惠利率("P")計算。P 隨利率浮動調整。利率以指定財務機構的最終審批結果決定。利率是指年利率。
No repayment of principal and no payment of interest is required for the first 24 months from the drawdown date of the second mortgage loan. Thereafter the interest rate of the second mortgage loan shall be calculated at the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time ("P"), subject to fluctuation. The interest rate will be subject to approval and decision by the designated financing company. Interest rate means interest rate per annum.
- (5) 買方及擔保人(如有)須按第一按揭銀行及指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the first mortgagee bank and the designated financing company.
- (6) 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第一按揭銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the purchaser(s) shall obtain prior consent from the first mortgagee bank to apply for the second mortgage loan.
- (7) 所有有關第二按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請,買方須單獨繳付所有有關第二按揭貸款之一切律師費用及其他開支。
All legal document in relation to the second mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the second mortgage loan shall be paid by the purchaser(s) solely if the application is successful.
- (8) 第一按揭貸款及第二按揭貸款須獨立審批,買方及擔保人(如有)須於第二按揭貸款的預計貸款支取日的四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明,親身前往指定財務機構辦理第二按揭貸款申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本,所有提交的文件及申請費用,一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。
The application of first mortgage loan and second mortgage loan will be approved independently. The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of second mortgage loan in no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided and application fee paid will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors' firm specified by the designated financing company.

- (9) 買方於決定申請第二按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第二按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the second mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the second mortgage loan.
- (10) 第二按揭貸款受指定財務機構不時所訂之其他條款及條件約束。
The second mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
- (11) 有關第一按揭貸款及第二按揭貸款之批核與否及按揭條款及條件以第一按揭銀行及指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the first mortgage loan and the second mortgage loan are subject to the final decision of the first mortgagee bank and the designated financing company, and the Vendor shall under no circumstances be responsible therefor.
- (d) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit of such numbering)
- (e) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit of such numbering)
- (f) **提前入住優惠 Early Move-in Benefit**
(只適用於選擇 1,230 天先住後付付款計劃之買方) (Only applicable to the purchaser(s) who has selected 1,230-day Early Possession Payment Plan)
- (1) 在買方滿足以下先決條件的前提下，買方可以與賣方簽訂租約，在住宅物業買賣交易完成前入住物業(作為租客)。
Subject to the conditions precedents below being satisfied by the Purchaser, the Purchaser may enter into a tenancy agreement with the Vendor to move-in into the residential property (as a tenant) prior to the completion of sale and purchase.
- (2) 買方需於簽署正式買賣合約當日與賣方簽訂一份由賣方律師草擬格式及內容的租約(不得修改)(「租約」)。租約主要條款如下：-
The Purchaser and the Vendor shall enter into a tenancy agreement in the form and content prescribed by the Vendor's solicitors (without amendment) (the "Tenancy Agreement") upon signing of the Agreement for Sale and Purchase. The key terms of the Tenancy Agreement are as follows:-
- (a) 租期由租約日期起計第 60 日開始，並於臨時買賣合約(「臨時合約」)訂立日期後 1,230 日或實際完成住宅物業之買賣交易日終止，以較早日期為準。
The term of tenancy commences on the 60th day after the date of the Tenancy Agreement and expires on the 1,230th day after the date of the preliminary agreement for sale and purchase ("PASP") or the actual date of completion of the sale and purchase of the residential property, whichever is the earlier.
- (b) 整個租期的總租金相等於成交金額的 5%，不論實際租期的長短。
The rent for the whole of the term of the tenancy shall be equivalent to 5% of the Transaction Price, irrespective of the actual length of the term of the tenancy.
- (c) 租金分 5 期並須以自動轉帳方式(除賣方指示其他情況外)繳付。第 1 期租金相等於成交金額的 1%，須於臨時合約的日期後 360 日繳付，其餘期數(每期相等於成交金額的 1%)分別於臨時合約的日期後 480 日、720 日、840 日及 1,080 日內繳付。
The rent shall be payable by seven (5) instalments by autopay (unless otherwise directed by the Vendor) only. The 1st instalment of rent equivalent to 1% of the Transaction Price shall be paid on or before the 360th day after the date of the PASP, while the remaining instalments (each equivalent to 1% of the Transaction Price) shall be paid on or before the 480th day, 720th day, 840th day and 1,080th day after the date of the PASP.
- (d) 租金保證金相等於成交金額的 1%，於簽訂租約當日繳付。
A security deposit equivalent to 1% of the Transaction Price shall be payable upon signing of the Tenancy Agreement.
- (e) 租金包括管理費、地租及差餉，但不包括其他雜費。
The rent shall be inclusive of the management fee, Government rent and rates but exclusive of other outgoings.
- (f) 在租期內，買方不可改變物業的內部布局或間隔或作出任何行為而導致經批准的建築圖則須要或可能須要修改或在未有賣方書面批准前對該物業進行任何工程。
During the term of the tenancy, the Purchaser shall not alter the internal layout or partition of the Property or do anything which require or may require amendment(s) of the approved building plans or carry out any works to the Property without the prior written approval of the Vendor.
- (g) 在租期內，買方不可將住宅物業轉售或(除非得到賣方事先同意)轉租。
During the term of the tenancy, the Purchaser shall not sub-sell or (save with prior consent of the Vendor) sub-let the residential property.
- (h) 買方負責所有就租約而產生的法律費用、開支及稅項(包括印花稅)。
The Purchaser has agreed to bear all legal costs, expenses and tax (including stamp duty) arising from the Tenancy Agreement.
- (i) 在租期內，買方須自費維持和維護因買方或任何相關方之任何行為、疏忽、失責或遺漏而導致的對任何人或財產所造成的損失、傷害、損害的責任保險。保單應由賣方指定或批准的保險公司發出，並應為(i) 買方(ii) 賣方和(iii)發展項目的管理人提供保障，賣方可以指定保障金額，並包含一個條款，表明由此產生的保障範圍，未經賣方事先書面同意，不得取消，修改或限制其條款和條件。
The Purchaser shall at his own costs and expenses effect and maintain during the occupation period insurance cover in respect of liability for loss, injury or damage to any person or property whatsoever caused through or by any act, neglect, default or omission of him or any related party. The policy of insurance shall be effected with an insurance company nominated or approved by the Vendor and shall provide cover for (i) the Purchaser (ii) the Vendor and (iii) the Manager of the Development and shall be in such amount as the Vendor may specify and shall contain a clause to the effect that the insurance cover thereby effected and the terms and conditions thereof shall not be cancelled, modified or restricted without the prior written consent of the Vendor.

- (j) 在租約終止後(按買賣合約完成住宅物業買賣交易除外)，買方須負責及向賣方支付將住宅物業及按買賣合約(包括所有修改後的買賣合約及補充合約)中所述已納入住宅物業的裝置、裝修物料及設備恢復至租期的開始日期時的狀況的費用和開支。
Upon the termination of the tenancy agreement (except upon the completion of the sale and purchase of the residential property in accordance with the Agreement for Sale and Purchase), the Purchaser shall be responsible for and pay the Vendor the costs and expenses to reinstate the residential property and the fittings, finishes and appliance as set out in the Agreement for Sale and Purchase and incorporated into the residential property to the condition as at the start date of the term of tenancy.

- (k) 任何其他由賣方施加的條款及細則。
Any other terms and conditions as shall be imposed by the Vendor.

- (3) 在買方按買賣合約及賣方施加的其他條款及細則的情況下完成住宅物業的買賣交易，買方在租期內已繳付之租金(不計利息)將全數直接用作支付住宅物業買賣成交時須繳付的部分成交金額的餘款。
Subject to the completion of the sale and purchase of the residential property by the Purchaser in accordance with the Agreement for Sale and Purchase and such other terms and conditions as prescribed by the Vendor, the rent (without interest) paid by the Purchaser during the term of the tenancy shall be wholly applied for part payment of the balance of Transaction Price directly upon completion of the sale and purchase of the residential property.
- (4) 如買方於以下列表訂明的期限內繳付成交金額全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交現金回贈(「現金回贈」)。
Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within the period specified in the table below, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Cash Rebate") offered by the Vendor according to the table below.

提前成交現金回贈列表
Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	現金回贈金額 Cash rebate amount
於臨時合約的日期後 180 日內 Within 180 days after the date of the PASP	成交金額的 4% 4% of the Transaction Price
於臨時合約的日期後 360 日內 Within 360 days after the date of the PASP	成交金額的 3% 3% of the Transaction Price
於臨時合約的日期後 720 日內 Within 720 days after the date of the PASP	成交金額的 2% 2% of the Transaction Price
於臨時合約的日期後 900 日內 Within 900 days after the date of the PASP	成交金額的 1% 1% of the Transaction Price

買方須於其意欲完成住宅物業的買賣的交易日前最少 30 日，以書面向賣方提出申請現金回贈，賣方會於收到申請並確認有關資料無誤後將現金回贈於成交時直接用於支付部份成交金額餘額。不論現金回贈的申請獲賣方批核與否，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 shall notify the Vendor in writing to apply for the Cash Rebate at least 30 days before the intended date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Cash Rebate for part payment of the balance of the Transaction Price directly. Irrespective of whether or not the application for Cash Rebate is approved by the Vendor, 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.

如上述訂明的任何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)，則該日期定為下一個工作日。

If the last day of any period above 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.

- (5) 賣方保留絕對權利拒絕買方提出的申請及修改租約條款及相關合約。
The Vendor reserves the absolute right to reject the application made by the Purchaser and amend the terms of the Tenancy Agreement and the relevant agreement(s).

(g) 輕鬆置業按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(E)之買方) Easy Purchase First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (E) in paragraph (4)(i))

買方可向賣方指定的一按財務機構(「指定財務機構」)申請輕鬆置業按揭貸款(「第一按揭貸款」)。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for Easy Purchase First Mortgage Loan ("first mortgage loan") from the Vendor's designated first mortgage financing company ("designated financing company"). The Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

- (1) 第一按揭貸款最高金額為成交金額的 85%。
The maximum amount of first mortgage loan shall be 85% of the Transaction Price.
- (2) 第一按揭貸款年期最長可達 30 年。
The maximum tenor of the first mortgage loan is up to 30 years.

- (3) 第一按揭貸款自支取日起計的首 36 個月為供息不供本。首 24 個月的利率為 2%，第 25 個月至第 36 個月的利率為 3%，第 37 個月至第 60 個月的利率以中國銀行（香港）有限公司不時報價之港元最優惠利率（“P”）計算，第 61 個月及其後的利率以 P 加 2%（P + 2%）計算。P 隨利率浮動調整。利率以指定財務機構最終審批結果決定。利率是指年利率。
For the first 36 months from the drawdown date of the first mortgage loan, only payment of interest and no repayment of principal will be required. The interest rate for the first 24 months shall be 2% p.a., the interest rate for the 25th month to the 36th month shall be 3% p.a., the interest rate for the 37th month to the 60th month shall be calculated at the Hong Kong Dollar prime rate quoted by Bank of China (Hong Kong) Limited from time to time (“P”) and the interest rate for the 61st month and onwards shall be calculated at P plus 2% (P + 2%). P is subject to fluctuation. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.
- (4) 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.
- (5) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於三十天前帶同已簽署的臨時合約正本及身份證明文件，親身前往指定財務機構辦理第一按揭貸款的申請。買方須向指定財務機構支付 HK\$3,800 的不可退還的申請費用。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed and his/her/their identity documents to process the application of first mortgage loan no later than thirty days prior to the anticipated loan drawdown date. The purchaser(s) shall pay a non-refundable application fee of HK\$3,800 to the designated financing company. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.
- (6) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。
All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.
- (7) 買方於決定申請第一按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.
- (8) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。
The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
- (9) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(5) **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) 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.
- (b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等）。
All stamp duties on the PASP, the ASP and the assignment (including but without limitation any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser(s).

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

擬備、登記及完成公契及管理協議（「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核證副本之費用、所購物業的正式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、所購物業的按揭（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(s) 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 (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 ASP 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.

(6)

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:

Agents appointed by the Vendor:

萬科香港物業代理有限公司 Vanke Hong Kong Estate Agency Company Limited

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

請注意：任何人可委任任何地產代理在購買該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.

(7)

賣方就發展項目指定的互聯網網站的網址為：www.vauresidence.com.hk

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