

根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of the Development	安峯 Mount Anderson	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of the Development	於本成交記錄冊更新日期，發展項目尚未有街道名稱及門牌號數 As at the date of update of this Register of Transactions, no street name or street number have yet been allocated to the Development		

重要告示： 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

Important Note: Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

第二部份：交易資料 Part 2: Information on Transactions

(A) 臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	(D) 住宅物業的描述 (如包括車位，請一併提供 有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				(E) 成交金額 Transaction Price	(F) 售價修改的細節及 日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
23-02-2021			第 2 座 Tower 2	16	B		\$13,622,000	價單第 1 號 Price List No. 1 (1) B. 「安」心置業按揭付款計劃: (照售價減 4.5%)(見備註 7(c)(ii)) B. My Places Mortgage Payment Plan: (4.5% discount from the Price)(See Remarks 7(c)(ii)) (2) 印花稅優惠(見備註 7(d)) Stamp Duty Discount (See Remarks 7(d)) (3) 特別優惠(見備註 7(e)) Special Discount (See Remarks 7(e)) (4) 「如心酒店集團 Vivva 會員計劃」或「Nina Club」會員優惠(見備註 7(f)) "L'hotel Vivva Programme" or "Nina Club" Member Privilege Offer (See Remarks 7(f)) (5) 備用按揭貸款(見備註 7(g)) Standby Mortgage Loan (See Remarks 7(g)) (6) 延長欠妥之處保養優惠(見備註 7(j)) Extended Defect Maintenance Offer (See Remarks 7(j)) (7) 「如心酒店集團 Vivva 會員計劃」Premium 會 員會籍(見備註 7(k)) "L'hotel Vivva Programme" Premium Membership (See Remarks 7(k))		

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供 有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及 日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)							
23-02-2021			第 2 座 Tower 2	15	C		\$8,742,300		價單第 1 號 Price List No. 1 (1) C. 置 Smart 按揭付款計劃: (照售價減 1.5%)(見 備註 7(c)(iii)) C. Super Smart Mortgage Payment Plan: (1.5% discount from the Price)(See Remarks 7(c)(iii)) (2) 印花稅優惠(見備註 7(d)) Stamp Duty Discount (See Remarks 7(d)) (3) 特別優惠(見備註 7(e)) Special Discount (See Remarks 7(e)) (4) 「如心酒店集團 Vivva 會員計劃」或「Nina Club」會員優惠(見備註 7(f)) "L'hotel Vivva Programme" or "Nina Club" Member Privilege Offer (See Remarks 7(f)) (5) 首 24 個月免息免供按揭貸款(見備註 7(h)) First 24 months Interest-Free and Repayment-Free Mortgage Loan (See Remarks 7(h)) (6) 延長欠妥之處保養優惠(見備註 7(j)) Extended Defect Maintenance Offer (See Remarks 7(j)) (7) 「如心酒店集團 Vivva 會員計劃」Premium 會 員會籍(見備註 7(k)) "L'hotel Vivva Programme" Premium Membership (See Remarks 7(k))	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供 有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及 日期(日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)							
23-02-2021			第 2 座 Tower 2	6	B		\$13,386,400		價單第 1 號 Price List No. 1 (1) C. 置 Smart 按揭付款計劃: (照售價減 1.5%)(見 備註 7(c)(iii)) C. Super Smart Mortgage Payment Plan: (1.5% discount from the Price)(See Remarks 7(c)(iii)) (2) 印花稅優惠(見備註 7(d)) Stamp Duty Discount (See Remarks 7(d)) (3) 特別優惠(見備註 7(e)) Special Discount (See Remarks 7(e)) (4) 「如心酒店集團 Vivva 會員計劃」或「Nina Club」會員優惠(見備註 7(f)) "L'hotel Vivva Programme" or "Nina Club" Member Privilege Offer (See Remarks 7(f)) (5) 首 24 個月免息免供按揭貸款(見備註 7(h)) First 24 months Interest-Free and Repayment-Free Mortgage Loan (See Remarks 7(h)) (6) 延長欠妥之處保養優惠(見備註 7(j)) Extended Defect Maintenance Offer (See Remarks 7(j)) (7) 「如心酒店集團 Vivva 會員計劃」Premium 會 員會籍(見備註 7(k)) "L'hotel Vivva Programme" Premium Membership (See Remarks 7(k))	

第三部份：備註 Part 3: Remarks

1. 關於臨時買賣合約的資料(即(A), (D), (E), (G)及(H)欄)須於擁有人訂立該等臨時買賣合約之後的 24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的 1 個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。
Information on the PASPs (i.e. columns(A), (D), (E), (G) and(H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的 1 個工作日內，在此記錄冊(C)欄記入該日期。
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的 5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第 6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第 59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state "the PASP has not proceeded further" in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第 35(2)條修改的日期之後的 1 個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the Development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以“v”標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士-
 - (a) 該賣方屬法團，而該人是-
 - (i) 該賣方的董事，或該董事的父母、配偶或子女；
 - (ii) 該賣方的經理；
 - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - (iv) 該賣方的有聯繫法團或控權公司；
 - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控權公司的經理；
 - (b) 該賣方屬個人，而該人是-
 - (i) 該賣方的父母、配偶或子女；或
 - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - (c) 該賣方屬合夥，而該人是-
 - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with “v” in column (H) in this register. A person is a related party to a vendor if -

 - (a) where that vendor is a corporation, the person is -
 - (i) a director of that vendor, or a parent, spouse or child of such a director;
 - (ii) a manager of that vendor;
 - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - (iv) an associate corporation or holding company of that vendor;
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - (vi) a manager of such an associate corporation or holding company;
 - (b) where that vendor is an individual, the person is -
 - (i) a parent, spouse or child of that vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
 - (c) where that vendor is a partnership, the person is -
 - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or

(ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (只適用於凡指明住宅物業的售價(以下定義)於相關價單(以下定義)中列出 Applicable to the specified residential property of which the Price (hereinafter defined) is set out in the relevant Price List (hereinafter defined) only)

(a) (G) 欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

(b) 於本備註 7 內，「售價」是指在相關價單第二部份表列的指明住宅物業的售價，而「相關價單」是指發展項目的住宅物業之價單，該價單在(G) 欄內列出。(E) 欄所指的「成交金額」是指因應不同的支付條款及/或適用的折扣(如有)按售價計算得出的指明住宅物業的樓價，並以向下捨入計至百位數作為成交金額(即於臨時買賣合約及買賣合約中所載列之樓價)(「樓價」)。

In this Remark 7, "Price" means the price of the specified residential property as stated in Part 2 of the relevant Price List; and the "relevant Price List" means the price lists in relation to the relevant specified residential property of the Development, which said "relevant Price List" is set out in column (G). "Transaction Price" as set out in column (E) means the purchase price of the specified residential property after applying the relevant Terms of payment and/or applicable discount(s) (if any) on the Price with the result thereof rounded down to the nearest hundred dollars, i.e., the purchase price of the specified residential property as stated in the PASP (preliminary agreement for sale and purchase) and the ASP (agreement for sale and purchase) ("Purchase Price").

(c) (i) 相關價單中的支付條款(A): 120 天現金優惠付款計劃: (照售價減 5.5%)

Term of Payment (A) of the relevant Price List: 120-day Cash Incentive Plan: (5.5% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 95% 餘款於簽署臨時買賣合約後 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

The balance of 95% of the Purchase Price shall be paid within 120 days after the date 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 to validly assign the residential property to the Purchaser, whichever is earlier.

(ii) 相關價單中的支付條款(B): 「安」心置業按揭付款計劃: (照售價減 4.5%)

Term of Payment (B) of the relevant Price List: My Places Mortgage Payment Plan: (4.5% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 120 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90% 餘款於簽署臨時買賣合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

The balance of 90% of the Purchase Price shall be paid within 240 days after the date 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 to validly assign the residential property to the Purchaser, whichever is earlier.

(iii) 相關價單中的支付條款(C): 置 Smart 按揭付款計劃: (照售價減 1.5%)

Term of Payment (C) of the relevant Price List: Super Smart Mortgage Payment Plan: (1.5% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 120 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90% 餘款於簽署臨時買賣合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

The balance of 90% of the Purchase Price shall be paid within 240 days after the date 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 to validly assign the residential property to the Purchaser, whichever is earlier.

(iv) 相關價單中的支付條款(D): 「峯」足輕鬆付款計劃: (照售價)

Term of Payment (D) of the relevant Price List: Affluent Easy Payment Plan : (the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 120 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90%餘款於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付。

The balance of 90% of the Purchase Price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Vendor is in a position to validly assign the residential property to the Purchaser.

(d) 印花稅優惠 Stamp Duty Discount

買方可獲額外售價 8.5%折扣作為印花稅優惠，該優惠即時在售價上作折扣扣減。

The Purchaser would be offered an extra 8.5% discount on the Price as the "Stamp Duty Discount". The Stamp Duty Discount would be deducted from the Price directly.

(e) 「特別優惠」"Special Discount"

凡於 2021 年 3 月 31 日(包括當日)或之前簽署臨時買賣合約購買指明住宅物業之買方，可以獲得以售價為基礎的額外 5%折扣作為「特別優惠」。該特別優惠即時在售價上作折扣扣減。

Where the preliminary agreement for sale and purchase of the specified residential properties is signed on or before 31 March 2021 (inclusive), the Purchaser would be offered an extra 5% discount on the Price as the "Special Discount". The Special Discount would be deducted from the Price directly.

(f) 「如心酒店集團 Vivva 會員計劃」或「Nina Club」會員優惠 "L'hotel Vivva Programme" or "Nina Club" Member Privilege Offer

在簽署臨時買賣合約當日，如買方（或構成買方之任何人士）為「如心酒店集團 Vivva 會員計劃」或「Nina Club」會員，可獲得以售價為基礎的額外 1%折扣優惠，該優惠即時在售價上作折扣扣減。

If the Purchaser (or any person comprising the Purchaser) is a "L'hotel Vivva Programme" or "Nina Club" member as at the date of signing of the preliminary agreement for sale and purchase, an extra 1% discount on the Price would be offered. The discount would be deducted from the Price directly.

(g) 「備用按揭貸款」(只適用於上文第(7)(c)段的支付條款(B)及(D)) "Standby Mortgage Loan" (Applicable to Terms of Payment (B) and (D) under paragraph (7)(c) above only)

買方可向賣方指定的貸款公司(於本 (g) 分段中統稱為「貸款人」)申請第一物業按揭貸款(於本 (g) 分段中統稱為「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款日前 90 天由買方向貸款人以指定表格作出並須經由貸款人批核。申請批出與否，貸款人有最終決定權。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for a first mortgage loan (being referred to in this sub-paragraph (g) as the "mortgage loan") from a finance company designated by the Vendor (being referred to in this sub-paragraph (g) as the "Lender"). Such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 90 days before the intended date of advance of the mortgage loan and shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. This mortgage loan is subject to the following main terms and conditions: -

(1) 所有物業按揭貸款的法律文件必須由貸款人指定之律師行辦理及於該律師行簽署。

All legal documents for the mortgage loan must be prepared by, and executed at, the solicitors' firm designated by the Lender.

(2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentation shall be paid by the Purchaser.

(3) (A) 如樓價為港幣 13,000,000 元以下，物業按揭貸款金額最高不超過樓價 90%，還款期最長不超過 360 月供款。

The maximum amount of the mortgage loan shall not exceed 90% of the Purchase Price with a maximum repayment term of 360 monthly instalments if the Purchase Price is less than HK\$13,000,000.

(B) 如樓價為港幣 13,000,000 元或以上，物業按揭貸款金額最高不超過樓價 85%，還款期最長不超過 360 月供款。

The maximum amount of the mortgage loan shall not exceed 85% of the Purchase Price with a maximum repayment term of 360 monthly instalments if the Purchase Price is HK\$13,000,000 or above.

(4) 物業按揭貸款及以下列方式計算的利息，按月償還:-

The mortgage loan together with interest to be calculated in the following manner shall be repaid by monthly instalments: -

(A) 首 60 個月利率以最優惠利率減 2.5%計算，利息按利率浮動而計算。

The interest for the first 60 months shall be calculated at a rate of 2.5% below the Best Lending Rate, subject to the fluctuation of the interest rate.

(B) 由第 61 個月起，利率以最優惠利率加 1%計算，按利率浮動而計算。

From the 61st month onwards, the interest shall be calculated at the Best Lending Rate plus 1%, subject to the fluctuation of the interest rate.

(5) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費:-

Any early prepayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows:-

(A) 如在物業按揭貸款日起計 60 個月內提前償還全數或部份餘下之按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費;

if an early prepayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documents is made within 60 months from the date of advance of the

mortgage loan, no prepayment fee shall be payable;

(B) 如在前分段(A)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率計算，並按利率浮動而計算)之金額作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (A) above will be subject to payment of an early prepayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum repaid early.

(6) 買方須就申請物業按揭貸款支付予貸款人港幣 5,000 元作為不可退還的申請手續費。

The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan.

(7) 買方於決定是否申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠(如有)及物業按揭貸款批出與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款是否獲得批核，賣方及賣方代理並無給予，或視之為已給予，任何聲明或保證。賣方及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得就或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或賣方代理提出任何申索。

The Purchaser is advised to enquire with the Lender for details of the mortgage loan before deciding whether to apply for the same. All the above main terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor or the Vendor's agent as to whether the mortgage loan will be approved and/or granted. The Vendor and the Vendor's agent are not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Vendor's agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.

(8) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

(9) 有關物業按揭貸款之批核與否及按揭條款及條件以貸款人之最終決定為準。

The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the Lender.

(10) 為免生疑問，賣方及賣方代理均與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責。賣方在有關住宅物業的買賣合約下的權益並不受影響。

For the avoidance of doubt, the Vendor and the Vendor's agent have nothing to do with the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom. The Vendor's rights under the agreement for sale and purchase of the residential property shall not be affected.

(h) 「首 24 個月免息免供按揭貸款」(只適用於上文第(7)(c)段的支付條款(C)) "First 24 months Interest-Free and Repayment-Free Mortgage Loan" (Applicable to Term of Payment (C) under paragraph (7)(c) above only)

買方可向賣方指定的貸款公司(於本 (h) 分段中統稱為「貸款人」)申請第一物業按揭貸款(於本 (h) 分段中統稱為「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款日前 90 天由買方向貸款人以指定表格作出並須經由貸款人批核。申請批出與否，貸款人有最終決定權。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser can apply for a first mortgage loan (being referred to in this sub-paragraph (h) as the "mortgage loan") from a finance company designated by the Vendor (being referred to in this sub-paragraph (h) as the "Lender"). Such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 90 days before the intended date of advance of the mortgage loan and shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. This mortgage loan is subject to the following main terms and conditions: -

(1) 所有物業按揭貸款的法律文件必須由貸款人指定之律師行辦理及於該律師行簽署。

All legal documents for the mortgage loan must be prepared by, and executed at, the solicitors' firm designated by the Lender.

(2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentation shall be paid by the Purchaser.

(3) (A) 如樓價為港幣 13,000,000 元以下，物業按揭貸款金額最高不超過樓價 90%，還款期最長不超過 360 月。

The maximum amount of the mortgage loan shall not exceed 90% of the Purchase Price with a maximum repayment period of 360 months if the Purchase Price is less than HK\$13,000,000.

(B) 如樓價為港幣 13,000,000 元或以上，物業按揭貸款金額最高不超過樓價 85%，還款期最長不超過 360 月供款。

The maximum amount of the mortgage loan shall not exceed 85% of the Purchase Price with a maximum repayment term of 360 monthly instalments if the Purchase Price is HK\$13,000,000 or above.

(4) 物業按揭貸款以下列方式償還:-

The mortgage loan shall be repaid in the following manner: -

(A) 首 24 個月，買方無需償還物業按揭貸款之本金或利息。

For the first 24 months, the Purchaser will not be required to repay the principal of the mortgage loan or interest.

(B) 由第 25 個月起至第 60 個月，物業按揭貸款之本金連利息每月供款償還，利率以最優惠利率減 2.5% 計算。由第 61 個月起，本金連利息之償還應以最優惠利率加 1% 計算，按利率浮動而計算。

For the subsequent 25th month to 60th month, repayment of the principal and interest will be repaid by equal monthly instalments with interest calculated at a rate of 2.5% below the Best Lending Rate. From the 61st month onwards, repayment of principal and interest shall be calculated at the Best Lending Rate plus 1%, subject to fluctuation of the interest rate.

(5) 任何物業按揭貸款之提前還款(全數或部份)買方將須支付以下列方法計算之提前還款費:-

Any early prepayment (full or partial) of the mortgage loan shall be subject to the Purchaser's early prepayment fee which is calculated as follows:-

- (A) 如在物業按揭貸款發放之日起計 60 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，買方不須支付提前還款費；
if an early prepayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documents is made within 60 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;
- (B) 如在前分段(A)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率計算，並按利率浮動而計算)之金額作為提前還款費。
any full or partial prepayment other than the period mentioned in sub-clause (A) above will be subject to payment of an early prepayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum repaid early.
- (6) 買方須就申請物業按揭貸款支付予貸款人港幣 5,000 元作為不可退還的申請手續費。
The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan.
- (7) 買方於決定是否申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠(如有)及物業按揭貸款批出與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款是否獲得批核，賣方及賣方代理並無給予，或視之為已給予，任何聲明或保證。賣方及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得就或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或賣方代理提出任何申索。
The Purchaser is advised to enquire with the Lender for details of the mortgage loan before deciding whether to apply for the same. All the above main terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor or the Vendor's agent as to whether the mortgage loan will be approved and/or granted. The Vendor and the Vendor's agent are not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Vendor's agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.
- (8) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。
The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.
- (9) 有關物業按揭貸款之批核與否及按揭條款及條件以貸款人之最終決定為準。
The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the Lender.
- (10) 為免生疑問，賣方及賣方代理均與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責。賣方在有關住宅物業的買賣合約下的權益並不受影響。
For the avoidance of doubt, the Vendor and the Vendor's agent have nothing to do with the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom. The Vendor's rights under the agreement for sale and purchase of the residential property shall not be affected.
- (i) 提前付清樓價現金回贈(只適用於上文第(7)(c)段的支付條款(D)) Early Settlement Cash Rebate (Applicable to Term of Payment (D) under paragraph (7)(c) above only)

- (1) 如買方提前於買賣合約訂明的付款限期日之前付清樓價餘款，可獲賣方根據以下列表格計算的「提前付清樓價現金回贈」:-
Where the Purchaser pays and settles the balance of the Purchase Price earlier than the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below :-

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘款日期 Date of settlement of the balance of the Purchase Price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate Amount
臨時買賣合約日期後 240 日內 Within 240 days after the date of the preliminary agreement for sale and purchase	樓價 4% 4% of Purchase Price
臨時買賣合約日期後 330 日內 Within 330 days after the date of the preliminary agreement for sale and purchase	樓價 3% 3% of Purchase Price
臨時買賣合約日期後 420 日內 Within 420 days after the date of the preliminary agreement for sale and purchase	樓價 2% 2% of Purchase Price

- (2) 買方須於提前付清樓價餘款日前最少 30 日，以書面通知賣方向賣方申請「提前付清樓價現金回贈」，賣方於收到申請並確認有關資料無誤後，「提前付清樓價現金回贈」將直接用作支付買方應繳付之部份樓價餘款。
The Purchaser shall apply to the Vendor in writing for the "Early Settlement Cash Rebate" at least 30 days before the date on which the whole balance of the Purchase Price is to be early paid. After the Vendor has received such

application and duly verified the information, the Vendor will apply the "Early Settlement Cash Rebate" as part payment of the balance of the Purchase Price payable by the Purchaser directly.

(3) 買方需簽署一份由賣方代表律師為此項申請而擬備的補充合約。

The Purchaser shall enter into a supplemental agreement prepared by the Vendor's Solicitors in relation to this application.

(4) 買方須自行承擔就「提前付清樓價現金回贈」而衍生之所有費用、支出及雜項費用（包括但不限於印花稅(如有)和該補充合約有關之律師費、支出及雜項費用）。

The Purchaser shall be solely responsible for all costs, disbursements and charges (including but not limited to stamp duty (if any), the legal fees, disbursements and other charges in relation to the supplemental agreement) arising from this "Early Settlement Cash Rebate".

(j) 延長欠妥之處保養優惠 Extended Defect Maintenance Offer

凡指明住宅物業或裝置、裝修物料及設備(定義見該指明住宅物業之買賣合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約的原則下，買方可於該發展項目的滿意紙或轉讓同意書發出日期(以較早者為準)起計 24 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救。如有任何爭議，賣方有最終決定權。此「延長欠妥之處保養優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長欠妥之處保養優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the agreement for sale and purchase in respect of the specified residential property, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 24 months from the date of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) remedy any defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the agreement for sale and purchase) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. This "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable, non-transferable and subject to other terms and conditions.

(k) 「如心酒店集團 Vivva 會員計劃」Premium 會員會籍 "L'hotel Vivva Programme" Premium Membership

成功與賣方簽訂臨時買賣合約購買一個或多個指明住宅物業的買方，買方及其家人(最多四位人士)可獲贈「如心酒店集團 Vivva 會員計劃」Premium 會員會籍。有意申請「如心酒店集團 Vivva 會員計劃」Premium 會員會籍之買方及其家人須於簽署其臨時買賣合約日期至 2021 年 2 月 28 日期間簽署並遞交相關申請書予「如心酒店集團」，否則優惠將自動失效，而買方不會因此獲得任何賠償。

The Purchaser(s) who has/have successfully entered into a preliminary agreement for sale and purchase with the Vendor in respect of one or more specified residential property(ies), the Purchaser(s) and his/her/their immediate family member(s) (up to four (4) persons only) will be offered the "L'hotel Vivva Programme" Premium Membership. To apply for the "L'hotel Vivva Programme" Premium Membership, Purchaser(s) and his/her/their immediate family member(s) shall sign and return the relevant application form to L'hotel Group during the period from the date of the Purchaser(s)'s signing of the preliminary agreement for sale and purchase to 28 February 2021, failing which such offer shall automatically lapse and the Purchaser(s) will not be entitled to any compensation therefor.

(k1) 「如心酒店集團 Vivva 會員計劃」Premium 會員會籍 "L'hotel Vivva Programme" Premium Membership

成功與賣方簽訂臨時買賣合約購買一個或多個指明住宅物業的買方，買方及其家人(最多四位人士)可獲贈「如心酒店集團 Vivva 會員計劃」Premium 會員會籍。有意申請「如心酒店集團 Vivva 會員計劃」Premium 會員會籍之買方及其家人須簽署並遞交相關申請書予「如心酒店集團」，否則優惠將自動失效，而買方不會因此獲得任何賠償。

The Purchaser(s) who has/have successfully entered into a preliminary agreement for sale and purchase with the Vendor in respect of one or more specified residential property(ies), the Purchaser(s) and his/her/their immediate family member(s) (up to four (4) persons only) will be offered the "L'hotel Vivva Programme" Premium Membership. To apply for the "L'hotel Vivva Programme" Premium Membership, Purchaser(s) and his/her/their immediate family member(s) shall sign and return the relevant application form to L'hotel Group, failing which such offer shall automatically lapse and the Purchaser(s) will not be entitled to any compensation therefor.

8. 下述互聯網可連結到此發展項目的價單：www.mountanderson.com.hk

The price list(s) of the Development can be found in the following website: www.mountanderson.com.hk

更新日期及時間：
(日-月-年)

10:00 PM, 23-02-2021

Date & Time of Update:
(DD-MM-YYYY)