

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 Development	維港滙 GRAND VICTORIA	期數 (如有) Phase No. (If any)	第三期 Phase 3
發展項目位置 Location of Development	荔盈街6號及荔盈街8號 (此臨時門牌號數有待發展項目建成時確認。) 6 Lai Ying Street and 8 Lai Ying Street (The provisional street number is subject to confirmation when the Development is completed.)		

重要告示：(1) 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。

(2) 根據《一手住宅物業銷售條例》第61條，成交紀錄冊的目的是向公眾人士提供列於紀錄冊內關於發展項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。成交紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Note:

- (1) 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.
- (2) According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register of Transactions, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

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

(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 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)				
4/4/2021	13/4/2021		Tower 1(1A) 第1座(1A)	31	A		\$70,074,900		-售價5% 即臨時訂金於買方簽署臨時合約時繳付。 5% of Purchase Price being preliminary deposit shall be paid upon signing of the Preliminary Agreement. - 售價 95% 即售價餘款於買方簽署臨時合約後 180日內或於賣方向買方發出書面通知書可將本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。 95% of Purchase Price being balance of Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. - 停車位優惠(2) Offer of Carparking Space (2) (見備註/See Remarks 7(d)(iv))	
4/4/2021	13/4/2021		Tower 1(1A) 第1座(1A)	31	B		\$66,330,000		-售價5% 即臨時訂金於買方簽署臨時合約時繳付。 5% of Purchase Price being preliminary deposit shall be paid upon signing of the Preliminary Agreement. - 售價 95% 即售價餘款於買方簽署臨時合約後 180日內或於賣方向買方發出書面通知書可將本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。 95% of Purchase Price being balance of Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. - 停車位優惠(2) Offer of Carparking Space (2) (見備註/See Remarks 7(d)(iv))	
4/4/2021	13/4/2021		Tower 1(1B) 第1座(1B)	06	C		\$8,534,500		- 價單第1 號(C)付款方法 Payment Plan (C) of Price List No. 1 (見備註/See Remarks 7(c)(i)) - 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii)) - 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii)) - 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv)) - 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v)) - 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))	
4/4/2021	13/4/2021		Tower 1(1B) 第1座(1B)	09	C		\$8,663,100		- 價單第1 號(C)付款方法 Payment Plan (C) of Price List No. 1 (見備註/See Remarks 7(c)(i)) - 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii)) - 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii)) - 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv)) - 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v)) - 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))	
4/4/2021	13/4/2021		Tower 1(1B) 第1座(1B)	09	E		\$7,064,900		- 價單第1 號(C)付款方法 Payment Plan (C) of Price List No. 1 (見備註/See Remarks 7(c)(i)) - 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii)) - 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii)) - 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv)) - 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v)) - 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))	

(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 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)				
4/4/2021	13/4/2021		Tower 1(1B) 第1座(1B)	16	C		\$8,510,400		<ul style="list-style-type: none"> <li>- 價單第1號(A)付款方法 Payment Plan (A) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	
4/4/2021	13/4/2021		Tower 1(1B) 第1座(1B)	16	E		\$6,940,000		<ul style="list-style-type: none"> <li>- 價單第1號(A)付款方法 Payment Plan (A) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	
4/4/2021	13/4/2021		Tower 1(1B) 第1座(1B)	26	C		\$8,900,000		<ul style="list-style-type: none"> <li>- 價單第1號(A)付款方法 Payment Plan (A) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	
4/4/2021	13/4/2021		Tower 2 第2座	06	B		\$8,056,000		<ul style="list-style-type: none"> <li>- 價單第1號(C)付款方法 Payment Plan (C) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	
4/4/2021	13/4/2021		Tower 2 第2座	07	B		\$8,095,300		<ul style="list-style-type: none"> <li>- 價單第1號(C)付款方法 Payment Plan (C) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	
4/4/2021	13/4/2021		Tower 2 第2座	16	B		\$8,383,400		<ul style="list-style-type: none"> <li>- 價單第1號(C)付款方法 Payment Plan (C) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	

(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 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)				
5/4/2021	12/4/2021		Tower 1B 第1B座	11	E		\$7,135,900		<ul style="list-style-type: none"> <li>- 價單第1號(C)付款方法 Payment Plan (C) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	
5/4/2021	13/4/2021		Tower 2 第2座	11	B		\$7,912,000		<ul style="list-style-type: none"> <li>- 價單第1號(A)付款方法 Payment Plan (A) of Price List No. 1 (見備註/See Remarks 7(c)(i))</li> <li>- 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount (見備註/See Remarks 7(c)(ii))</li> <li>- 「置業有禮」優惠 "Home Purchase" Discount (見備註/See Remarks 7(c)(iii))</li> <li>- 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount (見備註/See Remarks 7(c)(iv))</li> <li>- 「Sino Club」會員優惠 Privilege for 「Sino Club」 member (見備註/See Remarks 7(c)(v))</li> <li>- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member (見備註/See Remarks 7(c)(vi))</li> </ul>	

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 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"✓"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 –

The transactions in which the purchaser is a related party to the vendor will be marked with "✓" in column (H) in this register. A person is a related party to a vendor if –

- (a) 該賣方屬法團，而該人是 –

where that vendor is a corporation, the person is –

- (i) 該賣方的董事，或該董事的父母、配偶或子女；  
a director of that vendor, or a parent, spouse or child of such a director;
- (ii) 該賣方的經理；  
a manager of that vendor;
- (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；  
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (iv) 該賣方的有聯繫法團或控股公司；  
an associate corporation or holding company of that vendor;
- (v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或  
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
- (vi) 上述有聯繫法團或控股公司的經理；  
a manager of such an associate corporation or holding company;

- (b) 該賣方屬個人，而該人是 –

where that vendor is an individual, the person is –

- (i) 該賣方的父母、配偶或子女；或  
a parent, spouse or child of that vendor; or
- (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或

a private company of which such a parent, spouse or child is a director or shareholder; or

(c) 該賣方屬合夥，而該人是—

where that vendor is a partnership, the person is –

- (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或  
a partner of that vendor, or a parent, spouse or child of such a partner; or
- (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。  
a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (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』指相關價單第二部份中所列之住宅物業的售價，而『相關價單』指有關住宅物業的價單。因應相關支付條款及/或折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至百位數作為成交金額（即臨時買賣合約中訂明的住宅物業的實際售價及（E）欄所指的『成交金額』）。

In this Remark 7, "Price" means the price of the residential property set out in Part 2 of the price list concerned, and "price list concerned" means the price list in relation to the residential property concerned. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price (i.e. the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase and the "Transaction Price" stated in column (E)).

(c) 相關價單中支付條款及付款計劃優惠

Terms of Payment and Payment Plan Benefit under the price list concerned

(i) (A)180天付款計劃 180-day Payment Plan (照售價減5.5%) (5.5% discount on the Price)

(1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

(2) 成交金額95%即成交金額餘款於買方簽署臨時合約後180天內繳付或於賣方向買方發出書面通知書可將期數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。

95% of Transaction Price being balance of Transaction Price shall be paid within 180 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 Phase to the Purchaser, whichever is earlier.

(A2)180天備用二按貸款付款計劃 180-day Standby Second Mortgage Loan Payment Plan (照售價減3.5%) (3.5% discount on the Price)

(1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

(2) 成交金額95%即成交金額餘款於買方簽署臨時合約後180天內繳付或於賣方向買方發出書面通知書可將期數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。

95% of Transaction Price being balance of Transaction Price shall be paid within 180 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 Phase to the Purchaser, whichever is earlier.

(B)360天付款計劃 360-day Payment Plan (照售價減4%) (4% discount on the Price)

(1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

(2) 成交金額5%即加付訂金於買方簽署臨時買賣合約120天內繳付。

5% of Transaction Price being further deposit shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(3) 成交金額90%即成交金額餘款於買方簽署臨時合約後360天內繳付或於賣方向買方發出書面通知書可將期數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。

90% of Transaction Price being balance of Transaction Price shall be paid within 360 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 Phase to the Purchaser, whichever is earlier.

(B2)360天備用二按貸款付款計劃 360-day Standby Second Mortgage Loan Payment Plan (照售價減2%) (2% discount on the Price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約120天內繳付。

5% of Transaction Price being further deposit shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

- (3) 成交金額90%即成交金額餘款於買方簽署臨時合約後360天內繳付或於賣方向買方發出書面通知書可將期數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。

90% of Transaction Price being balance of Transaction Price shall be paid within 360 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 Phase to the Purchaser, whichever is earlier.

(C)建築期付款計劃 Stage Payment Plan (照售價減2%) (2% discount on the Price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約60天內繳付。

5% 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90%即成交金額餘款於賣方向買方發出書面通知書可將期數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。

90% 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 Phase to the Purchaser.

(C2)建築期備用二按貸款付款計劃 Stage Standby Second Mortgage Loan Payment Plan (照售價) (the Price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約60天內繳付。

5% 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90%即成交金額餘款於賣方向買方發出書面通知書可將期數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。

90% 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 Phase to the Purchaser.

(ii) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount

買方可獲額外7.5%售價折扣優惠作為「印花稅津貼」優惠。

An extra 7.5% discount on the Price would be offered to the Purchasers as "Subsidy of Stamp Duty" Discount.

(iii) 「置業有禮」優惠 "Home Purchase" Discount

買方可獲額外2%售價折扣優惠作為「置業有禮」優惠。

An extra 2% discount on the Price would be offered to the Purchasers as the "Home Purchase" Discount.

(iv) 「維港臨海生活」優惠 "World-class Harbourfront Living" Discount

買方可獲額外3%售價折扣優惠作為「維港臨海生活」優惠。

An extra 3% discount on the Price would be offered to the Purchasers as the "World-class Harbourfront Living" Discount.

(v) 「Sino Club」會員優惠 Privilege for 「Sino Club」 member

買家如屬「Sino Club」會員，可獲額外1%售價折扣優惠。

An extra 1% discount on the Price would be offered to the Purchasers who are Sino Club members.

(vi) 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member

買家如屬「Club Wheelock」會員，可獲額外1%售價折扣優惠。

An extra 1% discount on the Price would be offered to the Purchasers who are Club Wheelock members.

(d) 相關價單中可就購買該期數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 available with the purchase of a specified residential property in the Phase under the price list concerned

(i) 備用二按貸款(「第二按揭貸款」) Standby Second Mortgage Loan ("Second Mortgage Loan")

買方可向賣方指定財務機構申請第二按揭貸款。主要條款如下:

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

(1) 第二按揭貸款金額最高為成交金額的25%，但第一按揭貸款及第二按揭貸款總金額不得超過成交金額的80%。第二按揭貸款年期最長為20年或第一按揭貸款之年期，以較短者為準。買方於本第二按揭貸款首兩年可享免息免供。第二按揭第三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2.5% (P-2.5%) (現時P=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)，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不時之報價。

The maximum Second Mortgage Loan is 25% of the Transaction Price, but the total amount of first mortgage loan plus the Second Mortgage Loan shall not exceed 80% of Transaction Price. The maximum tenure of the Second Mortgage Loan shall be 20 years or the tenure of first mortgage loan, whichever is shorter. The Purchaser is not required to repay principal and interest for the first two years of this Second Mortgage Loan. Interest rate of the Second Mortgage Loan for the third year shall be at the Prime Rate (P) quoted by the designated financing company from time to time minus 2.5% (P-2.5%) per annum (currently P=5%); thereafter at the Prime Rate (P) quoted by the designated financing company from time to time, 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 from time to time.

(2) 買方須先獲取第一按揭銀行同意辦理住宅物業之第二按揭，並能出示足夠文件證明第一按揭貸款加第二按揭貸款及買方及其擔保人(如有)之其他貸款之每月總還款額對買方及其擔保人(如有)之每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。

The Purchaser shall have obtained the prior consent of the first mortgagee bank for processing the Second Mortgage Loan for the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the first mortgage loan, the Second Mortgage Loan and any other loan(s) of the Purchaser and his/her/its guarantor (if any) to the total monthly income of the Purchaser and his/her/its guarantor (if any) does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.

(3) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan amount and/or the interest rate as set out in the relevant payment plan.

(4) 第一按揭銀行須為指定財務機構指定及轉介之銀行。

First mortgagee bank shall be a bank specified and referred by the designated financing company.

(5) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(6) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly installments.

(7) 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。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

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. The designated financing company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

(8) 第二按揭貸款須由指定財務機構獨立審批。

The Second Mortgage Loan shall be approved by the designated financing company independently.

(9) 所有第二按揭貸款之文件必須由賣方指定之律師辦理，並由買方負責一切有關費用。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二按揭貸款的律師費



用及雜費。

All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

- (10) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，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 Second Mortgage Loan. The approval or disapproval and the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, 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.

- (11) 第二按揭貸款受其他條款及細則約束。

The Second Mortgage Loan is subject to other terms and conditions.

- (12) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方提出任何申索。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

- (13) 賣方沒有參與及提供第二按揭貸款。第二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，賣方無須因第二按揭貸款所引發的任何事情負上任何責任。

Notice is hereby given that the Vendor is not involved in the arrangement of the Second Mortgage Loan mentioned above. The arrangement of the Second 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 Second Mortgage Loan.

- (14) 第二按揭貸款只限個人買方申請。

Only individual Purchaser(s) are eligible to apply for the Second Mortgage Loan.

(iii) 停車位優惠 Offer of Carparking Space

賣方首次發售期數內的停車位時將優先邀請買方(連同其他持相同優惠之買方)按賣方其絕對酌情權制訂之售價認購一個停車位。買方須於賣方作出認購邀請時按賣方所訂時限決定是否購買停車位，並簽署相關買賣合約，逾時作棄權論，賣方不會因此向買方作出任何賠償。本優惠受其他條款及條件約束。

When the Vendor first launches the sale of the carparking spaces in the Phase, Purchaser (together with other Purchasers who have the same offers) will be invited to apply for the purchase of one carparking space (on such price as the Vendor may in its absolute discretion prescribes). Purchaser must decide whether to purchase one carparking space and must enter into a relevant agreement for sale and purchase within the period as prescribed the Vendor when the Vendor makes the invitation, failing which the Purchaser will be deemed to have given up the offer and the Vendor will not make any compensation to the Purchaser therefor. The offer is subject to other terms and conditions.

(iv) 停車位優惠(2) Offer of Carparking Space (2)

賣方首次發售期數內的停車位時將優先邀請買方(連同其他持相同優惠之買方)按賣方其絕對酌情權制訂之售價認購兩個停車位。買方須於賣方作出認購邀請時按賣方所訂時限決定是否購買停車位，並簽署相關買賣合約，逾時作棄權論，賣方不會因此向買方作出任何賠償。本優惠受其他條款及條件約束。

When the Vendor first launches the sale of the carparking spaces in the Phase, Purchaser (together with other Purchasers who have the same offers) will be invited to apply for the purchase of two carparking space (on such price as the Vendor may in its absolute discretion prescribes). Purchaser must decide whether to purchase one carparking space and must enter into a relevant agreement for sale and purchase within the period as prescribed the Vendor when the Vendor makes the invitation, failing which the Purchaser will be deemed to have given up the offer and the Vendor will not make any compensation to the Purchaser therefor. The offer is subject to other terms and conditions.

The price list(s) of the Phase can be found in the following website : [www.grandvictoria3.hk](http://www.grandvictoria3.hk)

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