

## 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	SKYPARK	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of Development	奶路臣街17號 (臨時) 17 Nelson Street (provisional)		
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)			439

印製日期 Date of Printing	價單編號 Number of Price List
25-Nov-15	3

### 修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
15-Apr-16	3A	-

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 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·每平方米) 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
SKYPARK	19	A7**	37,499 (404) 露台 Balcony: 2.002 (22); 工作平台 Utility Platform: 1.501 (16)	9,525,000	254,007 (23,577)	-	-	-	-	-	-	-	-	-	-
SKYPARK	17	A7**	37,499 (404) 露台 Balcony: 2.002 (22); 工作平台 Utility Platform: 1.501 (16)	9,431,000	251,500 (23,344)	-	-	-	-	-	-	-	-	-	-
SKYPARK	19	A8**	50,174 (540) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.501 (16)	12,730,000	253,717 (23,574)	-	-	-	-	-	-	-	-	-	-
SKYPARK	17	A8**	50,174 (540) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.501 (16)	12,604,000	251,206 (23,341)	-	-	-	-	-	-	-	-	-	-
SKYPARK	27	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,893,000	235,610 (21,883)	-	-	-	-	-	-	-	-	-	-
SKYPARK	26	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,825,000	233,285 (21,667)	-	-	-	-	-	-	-	-	-	-
SKYPARK	25	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,757,000	230,961 (21,451)	-	-	-	-	-	-	-	-	-	-
SKYPARK	23	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,691,000	228,705 (21,241)	-	-	-	-	-	-	-	-	-	-
SKYPARK	22	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,624,000	226,415 (21,029)	-	-	-	-	-	-	-	-	-	-
SKYPARK	21	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,592,000	225,321 (20,927)	-	-	-	-	-	-	-	-	-	-
SKYPARK	20	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,559,000	224,193 (20,822)	-	-	-	-	-	-	-	-	-	-
SKYPARK	19	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,526,000	223,065 (20,717)	-	-	-	-	-	-	-	-	-	-
SKYPARK	18	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,526,000	223,065 (20,717)	-	-	-	-	-	-	-	-	-	-
SKYPARK	17	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,461,000	220,844 (20,511)	-	-	-	-	-	-	-	-	-	-
SKYPARK	16	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,338,000	216,639 (20,121)	-	-	-	-	-	-	-	-	-	-
SKYPARK	15	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,305,000	215,511 (20,016)	-	-	-	-	-	-	-	-	-	-
SKYPARK	12	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,275,000	214,486 (19,921)	-	-	-	-	-	-	-	-	-	-
SKYPARK	11	D1*	29,256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,244,000	213,426 (19,822)	-	-	-	-	-	-	-	-	-	-

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
SKYPARK	10	D1*	29.256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,182,000	211,307 (19,625)	-	-	-	-	-	-	-	-	-	
SKYPARK	9	D1*	29.256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,151,000	210,247 (19,527)	-	-	-	-	-	-	-	-	-	
SKYPARK	8	D1*	29.256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,120,000	209,188 (19,429)	-	-	-	-	-	-	-	-	-	
SKYPARK	7	D1*	29.256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	6,060,000	207,137 (19,238)	-	-	-	-	-	-	-	-	-	
SKYPARK	6	D1*	29.256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	5,999,000	205,052 (19,044)	-	-	-	-	-	-	-	-	-	
SKYPARK	5	D1*	29.256 (315) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.501 (16)	5,940,000	203,035 (18,857)	-	-	-	-	-	-	-	-	-	
SKYPARK	27	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,762,000	235,216 (21,883)	-	-	-	-	-	-	-	-	-	
SKYPARK	26	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,694,000	232,851 (21,663)	-	-	-	-	-	-	-	-	-	
SKYPARK	25	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,629,000	230,590 (21,453)	-	-	-	-	-	-	-	-	-	
SKYPARK	23	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,563,000	228,294 (21,239)	-	-	-	-	-	-	-	-	-	
SKYPARK	22	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,498,000	226,033 (21,029)	-	-	-	-	-	-	-	-	-	
SKYPARK	21	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,466,000	224,920 (20,926)	-	-	-	-	-	-	-	-	-	
SKYPARK	20	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,434,000	223,807 (20,822)	-	-	-	-	-	-	-	-	-	
SKYPARK	19	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,402,000	222,694 (20,718)	-	-	-	-	-	-	-	-	-	
SKYPARK	18	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,402,000	222,694 (20,718)	-	-	-	-	-	-	-	-	-	
SKYPARK	17	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,339,000	220,502 (20,515)	-	-	-	-	-	-	-	-	-	
SKYPARK	16	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,276,000	218,311 (20,311)	-	-	-	-	-	-	-	-	-	
SKYPARK	15	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,244,000	217,198 (20,207)	-	-	-	-	-	-	-	-	-	
SKYPARK	12	D2*	28.748 (309) 露台 Balcony: 2.004 (22); 工作平台 Utility Platform: 1.501 (16)	6,213,000	216,119 (20,107)	-	-	-	-	-	-	-	-	-	

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
SKYPARK	11	D2*	28,748 (309) 露台 Balcony: 2,004 (22); 工作平台 Utility Platform: 1,501 (16)	6,182,000	215,041 (20,006)	-	-	-	-	-	-	-	-	-	
SKYPARK	10	D2*	28,748 (309) 露台 Balcony: 2,004 (22); 工作平台 Utility Platform: 1,501 (16)	6,121,000	212,919 (19,809)	-	-	-	-	-	-	-	-	-	
SKYPARK	9	D2*	28,748 (309) 露台 Balcony: 2,004 (22); 工作平台 Utility Platform: 1,501 (16)	6,091,000	211,876 (19,712)	-	-	-	-	-	-	-	-	-	
SKYPARK	8	D2*	28,748 (309) 露台 Balcony: 2,004 (22); 工作平台 Utility Platform: 1,501 (16)	6,060,000	210,797 (19,612)	-	-	-	-	-	-	-	-	-	
SKYPARK	7	D2*	28,748 (309) 露台 Balcony: 2,004 (22); 工作平台 Utility Platform: 1,501 (16)	6,000,000	208,710 (19,417)	-	-	-	-	-	-	-	-	-	
SKYPARK	6	D2*	28,748 (309) 露台 Balcony: 2,004 (22); 工作平台 Utility Platform: 1,501 (16)	5,941,000	206,658 (19,227)	-	-	-	-	-	-	-	-	-	
SKYPARK	5	D2*	28,748 (309) 露台 Balcony: 2,004 (22); 工作平台 Utility Platform: 1,501 (16)	5,882,000	204,606 (19,036)	-	-	-	-	-	-	-	-	-	

### 第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the development for information on the Development.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條。

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –

#### 第52(1)條 / Section 52(1)

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

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

#### 第53(2)條 / Section 53(2)

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

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

#### 第53(3)條 / Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

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

- (4) 註：在第(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「樓價」指臨時買賣合約中訂明的住宅物業的實際售價，因應不同支付條款及/或折扣按售價計算得出之價目，皆以捨位到最近的千位數作為樓價。

Note: In paragraph (4), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down to the nearest thousand to determine the purchase price.

#### (i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，並須用港幣\$200,000銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」或"DEACONS"。請另備支票以補足臨時訂金之餘額，抬頭請寫「的近律師行」或"DEACONS"。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price. A cashier's order of HK\$200,000 being part of the preliminary deposit shall be made payable to "DEACONS" or 「的近律師行」。Please prepare a cheque payable to "DEACONS" or 「的近律師行」 to pay for the balance of the preliminary deposit.

#### (A1) 120天現金優惠付款計劃 120-day Cash Payment Plan (照售價減10%) (10% discount from the Price)

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

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 買方簽署正式合約時再付樓價 5%作為加付訂金。

5% of the purchase price being further deposit shall be paid by the Purchaser upon signing of the ASP.

- (3) 買方簽署臨時合約後 60 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP.

- (4) 買方簽署臨時合約後 120 天內繳付樓價 85%作為樓價餘款或於買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通知的日期後的14天內繳付，以較早者為準。

85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(A) **180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減5%) (5% discount from the Price)**

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

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 買方簽署正式合約時再付樓價 5%作為加付訂金。

5% of the purchase price being further deposit shall be paid by the Purchaser upon signing of the ASP.

- (3) 買方簽署臨時合約後 60 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP.

- (4) 買方簽署臨時合約後 180 天內繳付樓價 85%作為樓價餘款或於買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通知的日期後的14天內繳付，以較早者為準。

85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(C) **360天現金優惠付款計劃 360-day Cash Payment Plan (照售價減3%) (3% discount from the Price)**

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

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 買方簽署正式合約時再付樓價 5%作為加付訂金。

5% of the purchase price being further deposit shall be paid by the Purchaser upon signing of the ASP.

- (3) 買方簽署臨時合約後 60 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP.

- (4) 買方簽署臨時合約後 180 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP.

- (5) 買方簽署臨時合約後 360 天內繳付樓價 80%作為樓價餘款或於買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通知的日期後的14天內繳付，以較早者為準。

80% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 360 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(D) **建築期付款 Stage Payment Plan (照售價減2%) (2% discount from the Price)**

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

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 買方簽署正式合約時再付樓價 5%作為加付訂金。

5% of the purchase price being further deposit shall be paid by the Purchaser upon signing of the ASP.

- (3) 買方簽署臨時合約後 60 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP.

- (4) 買方簽署臨時合約後 180 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP.

- (5) 買方於買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通知的日期後的14天內繳付樓價 80%作為樓價餘款。

80% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser.

備用第一按揭貸款 (只適用於每一位買方均為香港永久性居民並於2015年11月29日或之後簽署臨時買賣合約)

Standby First Mortgage Loan (Applicable only to the Purchaser(s) who is/are individual Hong Kong Permanent Resident(s) and has /have signed a PASP on or after 29th November 2015)

買方可向指定財務機構怡家財務有限公司("財務機構")申請備用第一按揭貸款。主要條款如下:

The Purchaser may apply for a standby first mortgage loan through Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第一按揭貸款最高金額為臨時買賣合約內所列明之樓價的85%。  
The maximum first mortgage loan amount shall be 85% of the purchase price as stated in the PASP.
- (b) 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.
- (c) 第一按揭貸款的利率在首3年內以香港上海滙豐銀行有限公司之港元最優惠利率("P")減2%計算。其後按P減1%計算。惟第一按揭貸款的利率在首3年不可低於1%。P隨利率浮動調整。按揭利率以指定財務機構最終審批結果批核及決定為準。利率是指年利率。  
The interest rate of the first mortgage loan for the first 3 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at 1% below P. Provided during the first 3 years, interest rate shall not be less than 1%. P is subject to fluctuation. The interest rate will be subject to final approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方及其擔保人(如有)須按財務機構要求提供足夠文件證明其還款能力,包括但不限於買方及其擔保人的入息證明及/或銀行紀錄,包括但不限於提供足夠文件證明每月還款不超過買方及其擔保人(如有)的每月總入息之60%。  
The purchaser and his/her/its guarantor(s) (if any) shall upon request from the Finance Company provide sufficient documents to prove that his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment payment does not exceed 60% of the aggregate total monthly income of without limitation on the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s).
- (e) 第一按揭貸款須以住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (f) 第一按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理。一切有關律師費及其他相關的暫墊費用概由借款人繳付。  
The first mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、身份證明文件及入息證明,親身前往財務機構辦理第一按揭貸款申請。借款人/擔保人亦必須提供身份證明及所須文件之副本。所有提交的文件,一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。  
The borrower(s)/guarantor(s) has/have to attend the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of first mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s)/guarantor(s) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 如成功申請,買方需就申請第一按揭貸款支付按樓價計收1%的申請手續費。  
The Purchaser shall pay 1% of the purchase price being the application fee for the first mortgage loan if the application is successful.
- (i) 買方敬請向財務機構查詢有關貸款申請手續及詳情。貸款批出與否及其條款,財務機構有最終決定權。不論任何貸款獲批與否,買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the Finance Company about the application procedure and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the
- (j) 此貸款受財務公司不時所訂之其他條款及細則約束。  
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 有關第一按揭之批核與否及按揭條款及條件以財務機構之最終決定為準。與市區重建局及上燦有限公司無關。且於任何情況下市區重建局及上燦有限公司均無需為此負責。  
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the Finance Company, and are not related to the Urban Renewal Authority and Up Fair Limited (both of which shall under no circumstances be responsible therefor).

備用第二按揭貸款  
Standby Second Mortgage Loan

買方可向指定財務機構怡家財務有限公司("財務機構")申請備用第二按揭貸款。主要條款如下:

The Purchaser may apply for a standby second mortgage loan through Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第二按揭貸款最高金額為樓價的20%，但第一按揭及第二按揭的總貸款額不能超過樓價的80%，或應繳付之樓價餘額，以較低者為準。  
The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price, or the balance of purchase price payable, whichever is lower.
- (b) 第二按揭年期最長可達25年或等同或不超過特約第一按揭銀行之首按年期，以較短者為準。  
The maximum tenor of the second mortgage is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgagee banks, whichever is shorter.
- (c) 第二按揭的利率在首3年內以香港上海匯豐銀行有限公司之港元最優惠利率("P")減2%計算，期後按P計算，惟第二按揭的利率在首3年不可低於1%，P隨利率浮動調整，最終按揭利率以財務機構審批結果而定批核及決定為準。利率是指年利率。  
The interest rate of the second mortgage for the first 3 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by the Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at P. Provided during the first 3 years, interest rate of the second mortgage shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須按財務機構要求提供足夠文件證明其還款能力。  
The Purchaser shall provide sufficient documents to prove his/her repayment ability upon request of the Finance Company.
- (e) 第一按揭銀行須為財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be nominated and referred by the Finance Company and the Purchaser shall first obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (f) 第二按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關第二按揭貸款的律師費用及其他相關的暫墊費用概由借款人繳付。  
The second mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in the second mortgage loan arrangement shall be borne by the borrower(s).
- (g) 第一按揭及第二按揭需獨立審批，借款人/擔保人須於簽妥正式合約7天內，帶同臨時合約、身份證明文件及入息證明，親身前往財務機構辦理第二按揭貸款申請。借款人/擔保人必須提供身份證明及財務機構認為必要的所有相關支持憑證之副本，所有提交的文件，一律不予發還，所有借款人及擔保人必須親身前往財務機構指定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 borrower(s)/guarantor(s) has/have to come to the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of second mortgage loan within 7 days from the date of the ASP. The borrower(s) and guarantor(s) must provide the duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 買方須就申請第二按揭貸款支付按第二按揭貸款金額計收0.5%或港幣\$5,000作為不可退還的申請手續費，以較高者為準。  
The Purchaser shall pay 0.5% of the second mortgage loan amount or HK\$5,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.
- (i) 買方應向財務機構查詢有關貸款用途及詳情，貸款批出與否及其條款，財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成購買住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire the Finance Company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.
- (j) 此貸款受財務公司不時所訂之其他條款及條件約束。  
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 有關第一按揭及第二按揭之批核與否及按揭條款及條件以第一按揭銀行及財務機構之最終決定為準，與市區重建局及上燦有限公司無關，且於任何情況下市區重建局及上燦有限公司均無需為此負責。  
The terms and conditions and the approval of applications for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the Finance Company, and are not related to the Urban Renewal Authority and Up Fair Limited (both of which shall under no circumstances be responsible therefor).



備註：Note:

- a. 有關臨時合約及/或正式合約及/或轉讓契所招致的印花稅（包括但不限於根據香港法例第117章《印花稅條例》可徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅）、業權文件核證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約「大廈公契」製作、登記及完成之費用及其他有關住宅物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。

All stamp duty (including, without limitation, the ad valorem stamp duty, the special stamp duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong)) arising from the ASP and/or the ASP and/or the subsequent Assignment, the charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and any other documents relating to the sale and purchase of the residential property shall be solely borne and paid by the Purchaser.

- (i) 如買方聘用賣方律師代表他行事以處理買賣合約及轉讓契，而住宅物業第一按揭（如有）亦由賣方律師處理：

If the Purchaser instructs the Vendor's solicitors to act for him in the Agreement for Sale and Purchase and the Assignment, and the First Mortgage (if any) of the residential property is handled by the Vendor's solicitors:

買方原須支付有關買賣合約及轉讓契之律師費用（不包括所有代墊付費用，代墊付費用須由買方支付）將獲豁免。

the legal costs (excluding all disbursements which shall be paid by the Purchaser) of the Agreement for Sale and Purchase and the Assignment to be borne by the Purchaser shall be waived.

- (ii) 在任何其他情況下：

In any other cases:

買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及代墊付費用。

each of the Vendor and the Purchaser shall pay its own solicitors' legal costs and disbursements of the Agreement for Sale and Purchase and the Assignment.

買方須承擔住宅物業的按揭（如有）之所有法律及其他費用及代墊付費用。

The Purchaser shall bear all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property.

- b. 買方須在賣方交吉住宅物業予買方時繳付管理人或償還予賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代住宅物業已支付的所有費用包括但不限於水及電等公共設施的按金。

The Purchaser shall before delivery of vacant possession of the residential property by the Vendor pay to the Manager or reimburse the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the residential property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limitation to utilities deposits for water and electricity already paid by the Vendor in respect of the residential property.

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

除根據(4)(i)所列之售價優惠外，買方還享以下折扣優惠：

In addition to the corresponding discount on the price that is listed in (4)(i), the Purchaser shall be offered discounts as listed below:

**1 特別折扣優惠**

Special Discount Benefit

住宅物業之買方可獲額外3%售價折扣優惠。

An extra 3% discount from the Price would be offered to the Purchaser of a residential property.

**2 「從價印花稅津貼」優惠**

"Subsidy of Ad Valorem Stamp Duty" Benefit

購買本價單中所列之住宅物業設“\*”之買方可獲額外6%售價折扣優惠作為「從價印花稅津貼」優惠；購買本價單中所列之住宅物業設“\*\*\*”之買方可獲額外7.5%售價折扣優惠作為「從價印花稅津貼」優惠。

Extra 6% discount from the Price would be offered to the Purchaser of a residential property that is marked with a "\*" in the above price list as the "Subsidy of Ad Valorem Stamp Duty" Benefit; while extra 7.5% discount from the Price would be offered to the Purchaser of a residential property that is marked with a "\*\*\*" in the above price list as the "Subsidy of Ad Valorem Stamp Duty" Benefit.

**3 特別置業優惠**

Special Home Purchase Benefit

購買本價單中所列之住宅物業設“\*\*\*”之買方可獲額外3%售價折扣優惠作為特別置業優惠。

Extra 3% discount from the Price would be offered to the Purchaser of a residential property that is marked with a "\*\*\*" in the above price list as the Special Home Purchase Benefit.

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

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

請參閱4(i)及4(ii)。

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

**(iv) 誰人負責支付買賣該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

請參閱4(i)備註a。

Please refer to Note a. of 4(i).

(v) 買方須為就買賣該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

請參閱4(i)備註a。

Please refer to Note a. of 4(i).

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

賣方委任的代理：

Agent appointed by the Vendor:

新世界地產代理有限公司

New World Real Estate 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.

(6) 賣方就發展項目指定的互聯網網站的網址為：[www.skypark.com.hk](http://www.skypark.com.hk)

The address of the website designated by the Vendor for the Development is: [www.skypark.com.hk](http://www.skypark.com.hk)