

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	愛海頌 Seaside Sonata	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	海壇街218號(適用於第1座)、海壇街203號(適用於第2座)、海壇街201號(適用於第3座及5座) 218 Hai Tan Street (applicable to Tower 1), 203 Hai Tan Street (applicable to Tower 2), 201 Hai Tan Street (applicable to Tower 3 & Tower 5)		
發展項目中的住宅物業的總數 The total number of residential properties in the development			876

印製日期 Date of Printing	價單編號 Number of Price List
1/11/20	9

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
10/11/20	9A	
16/11/20	9B	
27/11/20	9C	
16/12/20	9D	
28/12/20	9E	
8/1/21	9F	
19/1/21	9G	
25/1/21	9H	
2/2/21	9I	
4/2/21	9J	
10/2/21	9K	
17/2/21	9L	
25/2/21	9M	
1/3/21	9N	
8/3/21	9O	
15/3/21	9P	
24/3/21	9Q	
29/3/21	9R	
7/4/21	9S	
28/4/21	9T	
22/6/21	9U	
29/6/21	9V	
20/7/21	9W	
29/7/21	9X	
5/8/21	9Y	
17/8/21	9Z	
28/8/21	9ZA	

(續下頁 continued on next page)

Price List No. 921

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
31/8/21	9ZB	
14/9/21	9ZC	
18/9/21	9ZD	
28/10/21	9ZE	
18/11/21	9ZF	
26/11/21	9ZG	
2/12/21	9ZH	
28/12/21	9ZI	

Price List No. 9ZI

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(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
2	39	A	68.418 (736) 露台 Balcony: 2.154 (23) 工作平台 Utility Platform: ---	\$21,749,000	317,884 (29,550)	---	---	---	---	---	---	31.197 (336)	---	---	---
2	39	D	67.125 (723) 露台 Balcony: 2.154 (23) 工作平台 Utility Platform: ---	\$20,134,000	299,948 (27,848)	---	---	---	---	---	---	31.247 (336)	---	---	---
3	30	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,729,000	284,173 (26,406)	---	---	---	---	---	---	---	---	---	---
3	32	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,154,000	289,999 (26,948)	---	---	---	---	---	---	---	---	---	---
3	35	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,414,000	293,564 (27,279)	---	---	---	---	---	---	---	---	---	---
3	37	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,906,000	305,651 (28,412)	---	---	---	---	---	---	---	---	---	---
3	37	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,909,000	300,350 (27,910)	---	---	---	---	---	---	---	---	---	---
3	38	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,205,000	304,407 (28,287)	---	---	---	---	---	---	---	---	---	---
3	39	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$22,490,000	313,799 (29,170)	---	---	---	---	---	---	---	---	---	---
3	39	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,502,000	308,479 (28,665)	---	---	---	---	---	---	---	---	---	---
3	40	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$26,750,000	373,238 (34,695)	---	---	---	---	---	---	50.619 (545)	---	---	---
3	40	B	72.945 (785) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$26,886,000	368,579 (34,250)	---	---	---	---	---	---	53.036 (571)	---	---	---
3	40	J	45.033 (485) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$14,498,000	321,942 (29,893)	---	---	---	---	---	---	14.076 (152)	---	---	---
5	30	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$20,644,000	288,042 (26,776)	---	---	---	---	---	---	---	---	---	---

Price List No. 9ZI

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(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)										
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)										
						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	
5	30	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$20,450,000	285,336 (26,524)	---	---	---	---	---	---	---	---	---	---	---
5	31	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$20,644,000	288,042 (26,776)	---	---	---	---	---	---	---	---	---	---	---
5	32	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,032,000	293,456 (27,279)	---	---	---	---	---	---	---	---	---	---	---
5	32	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$20,838,000	290,749 (27,027)	---	---	---	---	---	---	---	---	---	---	---
5	33	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,275,000	296,847 (27,594)	---	---	---	---	---	---	---	---	---	---	---
5	33	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,081,000	294,140 (27,342)	---	---	---	---	---	---	---	---	---	---	---
5	35	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,518,000	300,237 (27,909)	---	---	---	---	---	---	---	---	---	---	---
5	35	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,323,000	297,516 (27,656)	---	---	---	---	---	---	---	---	---	---	---
5	36	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,760,000	303,614 (28,223)	---	---	---	---	---	---	---	---	---	---	---
5	36	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,566,000	300,907 (27,971)	---	---	---	---	---	---	---	---	---	---	---
5	37	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$22,003,000	307,004 (28,538)	---	---	---	---	---	---	---	---	---	---	---
5	37	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$21,809,000	304,297 (28,287)	---	---	---	---	---	---	---	---	---	---	---
5	38	A	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$22,294,000	311,065 (28,916)	---	---	---	---	---	---	---	---	---	---	---
5	38	B	71.670 (771) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$22,100,000	308,358 (28,664)	---	---	---	---	---	---	---	---	---	---	---

Price List No. 9ZI

第三部份：其他資料

Part 3 : Other Information

1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

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

4)(i) 註：於本第 4 節內：(a) 「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額；(b) 「賣方」指市區重建局，而「如此聘用的人」指 Swiss Investments Limited，即獲市區重建局聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this section 4: (a) "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price; (b) "Vendor" means Urban Renewal Authority and "Person so Engaged" means Swiss Investments Limited, the person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

支付條款:

Terms of Payment :

(一) 180 天付款計劃 – 照售價減 2%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 90 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 180 天內繳付。

(1) 180 Days Payment Plan – 2% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 360 天付款計劃 – 照售價減 1%

【此支付條款只適用於下列指定住宅物業】

第 1 座之 D 單位；
第 2 座之 A 及 D 單位；
第 3 座之 A 及 B 單位；
第 5 座之 A 及 B 單位；

不設 4 樓、13 樓、14 樓、24 樓及 34 樓

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 90 天內繳付。
3. 成交金額 5% 於買方簽署臨時買賣合約後 180 天內繳付。
4. 成交金額 85% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

(2) 360 Days Payment Plan – 1% discount from the Price

【These terms of payment are only applicable to the following designated residential properties】

Flat D of Tower 1;
Flats A & D of Tower 2;
Flats A & B of Tower 3;
Flats A & B of Tower 5;

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 85% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

4)(ii) 售價獲得折扣基礎: The basis on which any discount on the price is available:

- (a) 見 4(i) (如有)。
See 4(i) (if any).

(b) 「升級置業折扣」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 2% 折扣。

“Upgrade Property Purchase Discount” Benefit

An extra 2% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(c) 「印花稅折扣」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 15% 折扣作為印花稅津貼。

“Stamp Duty Discount” Benefit

An extra 15% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list as a subsidy to the stamp duty.

(d) 「上會易優惠」

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 2%折扣。

“Preferential Benefit”

An extra 2% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(e) 「升級市區」優惠

(i) 凡於 2022 年 1 月 1 日至 2022 年 1 月 31 日期間 (包括該兩日)簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可獲額外售價 3%折扣。

第 2 座 32 樓、36 樓及 38 樓之 A 單位；

(ii) 凡於 2022 年 1 月 1 日至 2022 年 1 月 31 日期間 (包括該兩日)簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可獲額外售價 4%折扣。

第 3 座 37 樓、39 樓及 40 樓之 A 單位；

第 3 座 19 樓、20 樓、37 樓及 40 樓之 B 單位；

第 5 座 36 樓、38 樓及 40 樓之 A 單位；

第 5 座 33 樓、36 樓及 40 樓之 B 單位；

(iii) 凡於 2022 年 1 月 1 日至 2022 年 1 月 31 日期間 (包括該兩日)簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，可獲額外售價 5%折扣。

第 3 座 12 樓之 B 單位；

第 5 座 15 樓之 B 單位；

不設 4 樓、13 樓、14 樓、24 樓及 34 樓

“Urban Property Upgrading” Benefit

(i) An extra 3% discount on the Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following designated residential property (some of which are included in this price list and the others are included in other different price lists of the Development) between 1 January 2022 and 31 January 2022 (both days inclusive).

Flat A, 32/F, 36/F & 38/F, Tower 2;

(ii) An extra 4% discount on the Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following designated residential property (some of which are included in this price list and the others are included in other different price lists of the Development) between 1 January 2022 and 31 January 2022 (both days inclusive).

Flat A, 37/F, 39/F & 40/F Tower 3;

Flat B, 19/F, 20/F, 37/F & 40/F Tower 3;

Flat A, 36/F, 38/F & 40/F, Tower 5;

Flat B, 33/F, 36/F & 40/F, Tower 5;

(iii) An extra 5% discount on the Price will be offered to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following designated residential property (some of which are included in this price list and the others are included in other different price lists of the Development) between 1 January 2022 and 31 January 2022 (both days inclusive).

Flat B, 12/F, Tower 3;

Flat B, 15/F, Tower 5;

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

4)(iii) 可就購買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) 「成交金額 50%[@] 第一按揭」安排

買方可向 “Winchesto Finance Company Limited” 或 “Starcom Venture Limited” 或如此聘用的人介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 50%[@] 或物業估價（由介紹之第一承按人釐定）之 50%[@]（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下主要條款及條件規限：

1. 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
2. 第一按揭年期必須不長於 25 年。
3. 第一按揭首 36 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減 2.85% p.a. (P-2.85%)計算。其後之年利率以最優惠利率(P)加 1% p.a. (P+1%)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方或如此聘用的人並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第一按揭之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。

第一按揭條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之批核概以介紹之第一承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。賣方或如此聘用的人並無或不得被視為就第一按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

[@] 在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “first mortgage for 50% of Transaction Price[@]”

The Purchaser may apply to “Winchesto Finance Company Limited” or “Starcom Venture Limited” or any other company referred by the Person so Engaged (the “**Referred First Mortgagee**”) for first mortgage with a maximum loan amount equivalent to 50% of the Transaction Price[@] or 50% of the valuation of the property[@] (as determined by the Referred First Mortgagee) (whichever is lower) (the “**First Mortgage**”). The First Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
2. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 36 months of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.85% per annum (P-2.85%). The interest rate for the rest of the term of the First Mortgage shall be Prime Rate plus 1% per annum (P+1%). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the First Mortgage must be prepared by the solicitors’ firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor or the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor or the Person so Engaged in respect of the terms and conditions and the approval of applications for the First Mortgage.

[@] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

(b) 「成交金額 30%[@] 第二按揭」安排

買方可向 “Winchesto Finance Company Limited” 或 “Starcom Venture Limited” 或如此聘用的人介紹之其他公司（「介紹之第二承按人」）申請最高達成交金額之 30%[@] 或物業估價（由介紹之第二承按人釐定）之 30%[@]（以較低者為準）之第二按揭（「第二按揭」）。第一按揭加第二按揭總貸款額合共不超過成交金額之 80%[@] 或物業估價之 80%[@]（以較低者為準），第二按揭及其申請受以下主要條款及條件規限：

1. 買方須先確定第一按揭銀行/財務機構同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。
3. 第二按揭首 36 個月的年利率以介紹之第二承按人引用之最優惠利率(P)減 2.85% p.a. (P-2.85%)計算。其後的年利率以最優惠利率(P)加 1% p.a. (P+1%)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第二承按人審批結果而定，賣方或如此聘用的人並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第二按揭之文件必須由介紹之第二承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。

買方於決定選擇此安排前，請先向第一按揭銀行/財務機構及介紹之第二承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件及申請手續。

第二按揭條款及批核條件僅供參考，介紹之第二承按人保留不時更改第二按揭條款及批核條件的權利。

有關第二按揭之按揭條款及條件以及申請之批核概以介紹之第二承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。賣方或如此聘用的人並無或不得被視為就第二按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

[@]在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

The arrangement of “second mortgage for 30% of Transaction Price[@]”

The Purchaser may apply to “Winchesto Finance Company Limited” or “Starcom Venture Limited” or any other company referred by the Person so Engaged (the “**Referred Second Mortgagee**”) for second mortgage with a maximum loan amount equivalent to 30% of the Transaction Price[@] or 30% of the valuation of the property[@] (as determined by the Referred Second Mortgagee) (whichever is lower) (the “**Second Mortgage**”). The total loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price[@] or 80% of the valuation of the property[@] (whichever is lower). The Second Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank/financial institution consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, the Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.
3. The interest rate of the first 36 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.85% per annum (P-2.85%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate plus 1% per annum (P+1%). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor or the Person so Engaged in respect thereof.
4. All legal documents in relation to the Second Mortgage must be prepared by the solicitors’ firm designated by the Referred Second Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.

The Purchaser is advised to enquire with the first mortgagee bank/financial institution and Padraic Finance Limited, the service agency of the Referred Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the first mortgage and the Second Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the Second Mortgage are for reference only, the Referred Second Mortgagee reserves the right to change the terms and conditions and approval conditions of the Second Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the Second Mortgage are subject to the final decision of the Referred Second Mortgagee, and are not related to the Vendor or the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor or the Person so Engaged in respect of the terms and conditions and the approval of applications for the Second Mortgage.

[@] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

(c) 「車位認購」優惠

受制於合約，買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，每購買一個該等指定住宅物業可優先認購一個發展項目住客停車位(售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)。詳情以相關交易文件條款及條件為準。

第3座40樓之A單位；
第3座40樓之B單位；
第5座40樓之A單位；
第5座40樓之B單位；

不設4樓、13樓、14樓、24樓及34樓

“Carpark Purchase” Benefit

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will have the priority to purchase a residential parking space in the Development, for each such designated residential property purchased (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). Subject to the terms and conditions of the relevant transaction documents.

Flat A, 40/F, Tower 3;
Flat B, 40/F, Tower 3;
Flat A, 40/F, Tower 5;
Flat B, 40/F, Tower 5;

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

(d) 「愛·傢 \$88,000」置業優惠

買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，每購買一個該等指定住宅物業可獲由如此聘用的人準備提供之總價值港幣\$88,000元之傢俱現金券。此優惠僅限於2021年11月1日起(包括該日)首10個獲簽署臨時買賣合約購買之該等指定住宅物業。該等指定住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約及依照正式買賣合約訂定的日期付清住宅物業成交金額的10%，方可獲得本優惠。上述傢俱現金券之使用(包括使用期限等)受相關提供者/供應商所訂之條款及條件限制，詳情以相關交易文件條款及條件為準。

第2座之A單位；
第3座之A單位；
第3座之B單位(第3座16樓B單位除外)；
第5座之A及B單位；

不設4樓、13樓、14樓、24樓及34樓

“Home Design \$88,000” Purchasing Benefit

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) may be entitled to receive furniture coupons at the total value of HK\$88,000 provided by the Person so Engaged, for each such residential property purchased. This benefit is only limited to the first 10 of such residential properties purchased under preliminary agreements for sale and purchase signed from (and inclusive of) 1 November 2021. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase, and the Purchaser has paid 10% of the Transaction Price of the residential property in accordance with the date(s) as stated in the formal agreement for sale and purchase. The use of the aforesaid furniture coupons (including validity period etc.) is subject to the terms and conditions prescribed by the relevant provider(s) / supplier(s). Subject to the terms and conditions of the relevant transaction documents.

Flat A of Tower 2;
Flat A of Tower 3;
Flat B of Tower 3 (Except Flat B, 16/F, Tower 3);
Flats A & B of Tower 5;

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

- (e) 買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，每購買一個該等指定住宅物業可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，而一經揀選後便不得更改)。此優惠僅限於 2021 年 11 月 1 日起(包括該日) 首 10 個獲簽署臨時買賣合約購買之該等指定住宅物業。該等指定住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約及依照正式買賣合約完成交易，方可獲得本優惠。詳情以相關交易文件條款及條件為準。

第 2 座之 A 單位；
第 3 座之 A 及 B 單位；
第 5 座之 A 及 B 單位；

不設 4 樓、13 樓、14 樓、24 樓及 34 樓

(i) 「愛·家電」置業優惠

由如此聘用的人準備提供之總價值港幣\$50,000 元之豐澤禮券，其使用(包括使用期限等)受相關提供者/供應商所訂之條款及條件限制；

或

(ii) 「愛·完善」星級管理服務優惠

如買方妥為繳付所購指定住宅物業於簽署轉讓契後首 2 個月之管理費，由如此聘用的人代繳所購指定住宅物業於簽署轉讓契後第 3 個月至第 14 個月(包括該 2 個月)之管理費。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) may be entitled to enjoy either one of the benefits set out below for each such residential property purchased (whereby the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase, and no change is allowed after making such choice). This benefit is only limited to the first 10 of such residential properties purchased under preliminary agreements for sale and purchase signed from (and inclusive of) 1 November 2021. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase, and completed the sale and purchase in accordance with the formal agreement for sale and purchase. Subject to the terms and conditions of the relevant transaction documents.

Flat A of Tower 2;
Flats A & B of Tower 3;
Flats A & B of Tower 5;

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

(i) “Home-Sweet-Home” Purchasing Benefit

Fortress Coupons at the total value of HK\$50,000 provided by the Person so Engaged, the use of which (including validity period etc.) is subject to the terms and conditions prescribed by the relevant provider(s) / supplier(s) ;

OR

(ii) “Management Fee” Benefit

If the Purchaser has duly paid the management fee of such residential property purchased for the first 2 months after execution of the Assignment, the Person so Engaged will pay the management fee of such residential property purchased from the 3rd month to the 14th month (both months inclusive) after execution of the Assignment for the Purchaser.

4)(iv) **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) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約及轉讓契等所有法律文件，及該賣方指定之代表律師亦同時處理其按揭事宜，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。

If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase including the agreement for sale and purchase and assignment and that Vendor's solicitors are also appointed to handle mortgage transactions, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)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 preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) **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:

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關按揭之律師費及其他費用均由買方負責及繳付。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fees for Government Lease, deed of mutual covenant and all other title documents, search fees, registration fees, plan fees and all other disbursements shall be borne by the Purchaser. In any event, the Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

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:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

請注意：任何人可委任任何地產代理在購買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.seasidesonata.hk**

The address of the website designated by the vendor for the Development is: **www.seasidesonata.hk**