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**	利奧坊・曦岸 AQUILA・SQUARE MILE	**期數(如有)** **Phase No.(if any)**	--
發展項目位置 **Location of Development**	福澤街38號 38 Fuk Chak Street		
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)**			488

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
25 May 2020	2

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

修改日期 **Date of Revision**	**經修改的價單編號** **Numbering of Revised Price List**	**如物業價錢經修改，請以「✓」標示** **Please use "✓" to indicate changes to prices of residential properties**
		價錢 Price
30 June 2020	2A	無 NIL
11 December 2020	2B	無 NIL
14 January 2021	2C	無 NIL
2 February 2021	2D	無 NIL
4 May 2021	2E	無 NIL
24 May 2021	2F	無 NIL
22 June 2021	2G	✓
9 July 2021	2H	無 NIL
10 August 2021	2I	無 NIL
24 November 2021	2J	無 NIL
16 March 2022	2K	無 NIL
11 July 2022	2L	無 NIL
6 September 2022	2M	無NIL

第二部分：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) 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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第一座 Tower 1	16	G	38.175 (411) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	10,782,000	282,436 (26,234)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	12	G	38.175 (411) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	10,631,000	278,481 (25,866)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	10	G	38.175 (411) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	10,479,000	274,499 (25,496)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	8	G	38.175 (411) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	10,365,000	271,513 (25,219)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	6	G	38.175 (411) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	10,175,000	266,536 (24,757)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	22	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,970,000	296,205 (27,549)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	21	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,924,000	294,250 (27,368)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	20	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,878,000	292,295 (27,186)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	19	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,831,000	290,298 (27,000)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	18	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,784,000	288,301 (26,814)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	17	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,738,000	286,346 (26,632)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	16	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,692,000	284,391 (26,451)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	15	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,646,000	282,436 (26,269)	--	--	--	--	--	--	--	--	--
第一座 Tower 1	12	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,599,000	280,439 (26,083)	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第一座 Tower 1	11	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,553,000	278,484 (25,901)	--	--	--	--	--	--	--	--	--	--
第一座 Tower 1	10	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,506,000	276,486 (25,715)	--	--	--	--	--	--	--	--	--	--
第一座 Tower 1	9	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,460,000	274,531 (25,534)	--	--	--	--	--	--	--	--	--	--
第一座 Tower 1	8	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,437,000	273,554 (25,443)	--	--	--	--	--	--	--	--	--	--
第一座 Tower 1	7	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,390,000	271,557 (25,257)	--	--	--	--	--	--	--	--	--	--
第一座 Tower 1	6	K	23.531 (253) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	6,321,000	268,624 (24,984)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	16	B	38.367 (413) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	11,110,000	289,572 (26,901)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	12	B	38.367 (413) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	~~10,877,000~~ 11,095,000	~~283,499~~ ~~(26,337)~~ 289,181 (26,864)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	10	B	38.367 (413) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	~~10,642,000~~ 10,855,000	~~277,374~~ ~~(25,768)~~ 282,925 (26,283)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	8	B	38.367 (413) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	~~10,525,000~~ 10,736,000	~~274,324~~ ~~(25,484)~~ 279,824 (25,995)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	6	B	38.367 (413) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	10,331,000	269,268 (25,015)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	17	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,373,000	299,816 (27,839)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	16	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,335,000	297,695 (27,642)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第二座 Tower 2	15	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,296,000	295,519 (27,440)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	12	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,239,000	292,339 (27,145)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	11	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,183,000	289,214 (26,855)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	10	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,107,000	284,973 (26,461)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	9	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,069,000	282,853 (26,264)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	8	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,050,000	281,792 (26,166)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	7	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,012,000	279,672 (25,969)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	6	J	17.921 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	4,955,000	276,491 (25,674)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	22	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,606,000	312,034 (29,047)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	21	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,567,000	309,863 (28,845)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	20	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,530,000	307,804 (28,653)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	19	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,492,000	305,689 (28,456)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	18	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,454,000	303,573 (28,259)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	17	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,416,000	301,458 (28,062)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第二座 Tower 2	16	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,378,000	299,343 (27,865)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	15	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,340,000	297,228 (27,668)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	12	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,283,000	294,055 (27,373)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	11	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,226,000	290,883 (27,078)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	10	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,150,000	286,653 (26,684)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	9	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,112,000	284,537 (26,487)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	8	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,093,000	283,480 (26,389)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	7	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	5,055,000	281,365 (26,192)	--	--	--	--	--	--	--	--	--	--
第二座 Tower 2	6	K	17.966 (193) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	4,998,000	278,192 (25,896)	--	--	--	--	--	--	--	--	--	--

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) **付款辦法-歡迎選擇　Payment Methods - Please Choose**

於認購單位時先提供港幣$50,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭：　“中倫律師事務所有限法律責任合夥"。
A sum of HK$50,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of “Zhong Lun Law Firm LLP”.

(A) 「優越738」付款計劃 - 738天成交 : 依照售價減5%(95%)
"Supreme 738" Payment Method - 738 days Completion : 5% discount on the price (95%)

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 2%：於買方簽署臨時買賣合約後360天內支付。
2% of purchase price : shall be paid by the Purchaser within 360 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 93%：於買方簽署臨時買賣合約後738天內支付。
93% of purchase price : shall be paid by the Purchaser within 738 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 「優越738」優惠按揭計劃 - 738天成交 : 依照售價減4%(96%)
只提供予第一手買家
"Supreme 738" Privilege Mortgage Payment Method - 738 days Completion : 4% discount on the price (96%)
This method is only available to the first hand purchasers

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
   5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
   The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 2%：於買方簽署臨時買賣合約後360天內支付。
   2% of purchase price : shall be paid by the Purchaser within 360 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 93%：於買方簽署臨時買賣合約後738天內支付；

   (i) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為「淨樓價」四成，首按加二按合共提供不超過「淨樓價」九成按揭)，買方於提款日起息供分期，第二按揭首二十四個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”) 減2%(P-2%p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1% (P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或

   (ii) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過「淨樓價」八成半，買方於提款日起息供分期，首二十四個月之利率按優惠利率減2%(P-2%p.a.)計算，第二十五個月至第三十六個月之利率按優惠利率減1%(P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動。

   買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以証明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

   上文「淨樓價」一詞指住宅物業之樓價扣除第(4)(iii)(2)段所述的「利息津貼現金回贈」(如有) ，第(4)(iii)(3)段所述的「傢俬津貼現金回贈」(如有) ，第(4)(iii)(4)段所述的「提前成交現金回贈」(如有) 及第(4)(iii)(1)(g)段所述的「特別對消回贈」(如有) 後的金額。

   93% of purchase price : shall be paid by the Purchaser within 738 days after signing of the Preliminary Agreement for Sale and Purchase.

   (i) “designated bank”offer first mortgage loan, second mortgage loan will be offered by finance company(ies) arranged by the Vendor (the maximum amount of second mortgage loan offered shall not exceed 40% of the "Net Purchase Price", and the total amount of first mortgage loan and second mortgage loan offered shall not exceed 90% of the "Net Purchase Price"). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P-2%p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited (“the Best Lending Rate”) from time to time for the first 24 months ; and at 1% below the Best Lending Rate(P-1%p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation. The offer of second mortgage loan is subject to the “designated bank”offering the first mortgage loan mentioned above; or

   (ii) the Purchaser can apply to finance company(ies) arranged by the Vendor for mortgage loan, the loan amount shall not exceed 85% of the "Net Purchase Price". Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P-2%p.a.) from time to time for the first 24 months, and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 25th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

   The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

   The term "Net Purchase Price" above means the amount of the purchase price of the residential property after deducting the "Interest Allowance Cash Rebate" (if any) as set out in paragraph (4)(iii)(2), the "Furniture Allowance Cash Rebate" (if any) as set out in paragraph (4)(iii)(3), the "Early Completion Cash Rebate" (if any) as set out in paragraph (4)(iii)(4) and "The Special Set-off Rebate" (if any) as set out in paragraph (4)(iii)(1)(g).

(C) 「甜蜜36」優惠按揭計劃 - 120天成交 : 依照售價減5%(95%)
只提供予第一手買家
"Sweet 36" Privilege Mortgage Payment Method - 120 days Completion : 5% discount on the price (95%)
This method is only available to the first hand purchasers

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後90天內支付。
5% of purchase price : shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 90%：於買方簽署臨時買賣合約後120天內支付。

買方可向由賣方安排的財務公司申請特定按揭貸款(「特定按揭貸款」)，貸款額不超過「淨樓價」八成半。買方於提款日起首十八個月享有「供款假期」[#]。買方須(a)在提款後第十九個月至第三十六個月就特定按揭貸款每月償還利息但不需償還本金；及(b)在提款後第三十七個月開始就特定按揭貸款每月償還本金及利息。特定按揭貸款之利息計算如下：(a)提款後第十九個月至第三十六個月，特定按揭貸款之利率按香港上海匯豐銀行之港元最優惠利率（「優惠利率」）減2%(P-2%p.a.)計算；(b)提款後第三十七個月至第六十個月之利率按優惠利率減1%(P-1%p.a.)計算；及(c)其後全期利率按優惠利率加1%(P+1%p.a.)計算，利率浮動。

買方及其擔保人(如有的話)須按財務公司的要求提供足夠文件以証明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。「特定按揭貸款」申請須由財務公司獨立審批。「特定按揭貸款」批出與否及其條款，財務公司有最終決定權。

「特定按揭貸款」受其他條款及細則約束。
賣方無給予或視之為已給予任何就「特定按揭貸款」之批核的陳述或保證。
[#]「供款假期」是指買方不須在提款日起首十八個月內供款償還任何本金及利息。

上文「淨樓價」一詞指住宅物業之樓價扣除第(4)(iii)(2)段所述的「利息津貼現金回贈」(如有) ，第(4)(iii)(3)段所述的「傢俬津貼現金回贈」(如有) ，第(4)(iii)(4)段所述的「提前成交現金回贈」(如有) 及第(4)(iii)(1)(g)段所述的「特別對消回贈」(如有) 後的金額。

90% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

The Purchaser can apply to finance company(ies) arranged by the Vendor for the Specified Mortgage Loan ("Specified Mortgage Loan"), the loan amount shall not exceed 85% of the "Net Purchase Price". The Purchaser can enjoy "Payment Holiday"[#] for the first 18 months from the day of drawdown. The Purchaser is required to (a) pay interest on the Specified Mortgage Loan but no repayment of any part of the principal sum of the Specified Mortgage Loan is required for the period from the 19th month to the 36th month after drawdown; and (b) repay the principal sum of the Specified Mortgage Loan by way of monthly instalments and to pay interest thereon commencing from the 37th month after drawdown. Interest on the Specified Mortgage Loan will be calculated at (a) 2% below the Best Lending Rate (P-2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") for the period from the 19th month to the 36th month after drawdown; (b) 1% below the Best Lending Rate (P-1% p.a.) for the period from the 37th month to the 60th month after drawdown; and (c) thereafter 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The “Specified Mortgage Loan” shall be approved by the finance company(ies) independently. The approval or disapproval of the “Specified Mortgage Loan” and the terms thereof are subject to the final decision of the finance company(ies).

The "Specified Mortgage Loan" is subject to other terms and conditions.
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the "Specified Mortgage Loan".
[#]"Payment Holiday" means the Purchaser is not required to repay any part of the principal sum of the "Specified Mortgage Loan" and to pay any interest thereon for the first 18 months from the day of drawdown.

The term "Net Purchase Price" above means the amount of the purchase price of the residential property after deducting the "Interest Allowance Cash Rebate" (if any) as set out in paragraph (4)(iii)(2), the "Furniture Allowance Cash Rebate" (if any) as set out in paragraph (4)(iii)(3), the "Early Completion Cash Rebate" (if any) as set out in paragraph (4)(iii)(4) and "The Special Set-off Rebate" (if any) as set out in paragraph (4)(iii)(1)(g).

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

1. 「夏季折扣」優惠
"Summer Discount" Benefit
買方可獲額外2%售價折扣作為「夏季折扣」優惠
An extra 2% discount from the price will be offered to the Purchaser as "Summer Discount" Benefit.

2. 「中秋折扣」優惠
"Mid-Autumn Festival Discount" Benefit
買方可獲額外1%售價折扣作為「中秋折扣」優惠
An extra 1% discount from the price will be offered to the Purchaser as "Mid-Autumn Festival Discount" 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:

1. 「許可入住」優惠及「特別對消回贈」優惠
"Licence" Benefit and "The Special Set-off Rebate" Benefit
買方可向賣方申請以許可人身份提前入住指明住宅物業(「許可」)，主要條款如下:
The Purchaser may apply to the Vendor for the purpose of early occupancy of the specified residential property as a licensee ("Licence"), subject to the following terms:
此優惠只提供予第一手買家
This benefit is only available to the first hand purchaser(s)

a 買方須根據買賣合約向賣方繳付不少於樓價7%；
The Purchaser shall pay to the Vendor not less than 7% of the Purchase Price;

b 許可期限為許可生效日期後起計直至成交日(提早終止除外);買方必須由簽署臨時合約後45日至簽署臨時合約後360日期間以書面向賣方提出許可申請，如買方於簽署臨時合約後360日後方提出申請，賣方保留權利，以賣方絕對酌情權決定是否授予許可；
The term of the Licence is for a period from the commencement date of the Licence to the date of completion (subject to early termination). The Purchaser shall submit written application of the Licence to the Vendor for the Licence within the period from 45 days after the signing of the Preliminary Agreement to 360 days after the signing of the Preliminary Agreement. If the application is made after 360 days after the signing of the Preliminary Agreement, the Vendor reserves the right in its absolute discretion to decide whether or not to grant the Licence;

c 買方須繳付許可費用相等於樓價1%；
The Purchaser shall pay a licence fee equivalent to 1% of the Purchase Price;

d 買方於接收該物業管有權之前須簽署一份經由賣方訂明的許可協議，許可協議的格式可於簽訂臨時買賣合約時於賣方代理人辦事處可供參閱；
A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser before taking possession of the Property. The form of the Licence Agreement is made available for inspection prior to the signing the Preliminary Agreement for Sale and Purchase at the office of the Vendor's agent;

e 買方須同意負責所有法律費用(包括就許可協議而產生的印花稅(如有))；
The Purchaser shall bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement;

f 在許可期內，買方不須負責物業之相關管理費、地租、差餉，但買方須負責許可期內有關物業之其他開支，在簽訂許可協議時，買方須預付公契內所要求業主繳付的管理費按金或其他按金；
During the licence period, the Purchaser shall not be required to pay any management fees, Government rent and rates but all other outgoings of the Property during the licence period shall be borne by the Purchaser and upon signing of the Licence Agreement, the Purchaser shall pay in advance the management fee deposit and other deposit payable by an owner as required under the DMC;

g 買方知悉於成交時，買方將可獲賣方提供特別回贈，金額相等於買方所繳交予賣方許可費用之總和(不計利息)「特別對消回贈」。「特別對消回贈」只可於成交時用作對消部分樓價餘額；
The Purchaser also acknowledges that upon completion, the Purchaser shall be entitled to receive from the Vendor a special rebate which is equivalent to the aggregate amount of the licence fee of the Property due and paid by the Purchaser to the Vendor (without interest) ("The Special Set-off Rebate"). "The Special Set-off Rebate" shall only be used to set off part of the balance of Purchase Price upon completion;

h 許可只提供予買方個人，於許可期內，買方不可將該物業或其任何部份再授許可與他人；
The Licence is provided to the Purchaser only and the Purchaser shall not sub-licence the Property or any part thereof to anyone during the term of the Licence;

i 其他條款細節，請向恒基物業代理有限公司職員查詢。
For details of other terms and conditions, please consult the staff of Henderson Property Agency Limited.

2. 「利息津貼現金回贈」優惠
"Interest Allowance Cash Rebate" Benefit

(a) 如選擇第(4)(i)段所述的(C)付款計劃之買方，可獲賣方送出「利息津貼現金回贈」優惠。
Where the Purchaser chooses (C) payment plan stated in paragraph (4)(i), the Purchaser shall be entitled to a "Interest Allowance Cash Rebate" Benefit offered by the Vendor.

(b) 「利息津貼現金回贈」優惠計算得出的金額皆以四捨五入至個位整數。
The amount of "Interest Allowance Cash Rebate" Benefit will be rounded to the nearest dollar.

(c) 如買方藉簽署臨時買賣合約購買發展項目中任何指明住宅物業，並在完成交易時清付指明住宅物業的樓價餘額，買方將可獲賣方提供金額相等於臨時買賣合約中列明的指明住宅物業的樓價1%之現金回贈(「利息津貼現金回贈」優惠)。
Where the Purchaser purchases any specified residential property in the development by signing a Preliminary Agreement for Sale and Purchase and settles the balance of purchase price of the specified residential property upon completion, the Purchaser will be entitled to a cash rebate for an amount equal to 1% of the purchase price of the specified residential property as set out in the Preliminary Agreement for Sale and Purchase to be offered by the Vendor ("Interest Allowance Cash Rebate" Benefit).

(d) 於完成交易時，並在買方清付指明住宅物業的樓價餘額的情況下，「利息津貼現金回贈」優惠將直接用於支付部分樓價餘額。為免生疑問，「利息津貼現金回贈」優惠不得用於上述支付部分樓價餘額以外其他任何目的。
Upon completion and subject to settlement of the balance of purchase price of the specified residential property by the Purchaser, the "Interest Allowance Cash Rebate" Benefit will be applied for part payment of the balance of purchase price directly. For the avoidance of doubt, the "Interest Allowance Cash Rebate" Benefit shall not be applied for any purpose other than for part payment of the balance of purchase price as aforesaid.

3. 「傢俬津貼現金回贈」優惠
"Furniture Allowance Cash Rebate" Benefit

(a) 「傢俬津貼現金回贈」優惠計算得出的金額皆以四捨五入至個位整數。
The amount of "Furniture Allowance Cash Rebate" Benefit will be rounded to the nearest dollar.

(b) 如買方藉簽署臨時買賣合約購買發展項目中任何指明住宅物業，並在完成交易時清付指明住宅物業的樓價餘額，買方將可根據以下列表獲賣方送出「傢俬津貼現金回贈」優惠：
Where the Purchaser purchases any specified residential property in the development by signing a Preliminary Agreement for Sale and Purchase and settles the balance of purchase price of the specified residential property upon completion, the Purchaser will be entitled to a "Furniture Allowance Cash Rebate" Benefit offered by the Vendor according to the table below:

「傢俬津貼現金回贈」優惠列表
"Furniture Allowance Cash Rebate" Benefit Table

單位類型 Unit Type	「傢俬津貼現金回贈」優惠金額 "Furniture Allowance Cash Rebate" Benefit Amount
開放式及一房 Studio and One-bedroom	樓價2% 2% of the purchase price
兩房 Two-bedroom	樓價3% 3% of the purchase price

(c) 於完成交易時，並在買方清付指明住宅物業的樓價餘額的情況下，「傢俬津貼現金回贈」優惠將直接用於支付部分樓價餘額。為免生疑問，「傢俬津貼現金回贈」優惠不得用於上述支付部分樓價餘額以外其他任何目的。
Upon completion and subject to settlement of the balance of purchase price of the specified residential property by the Purchaser, the "Furniture Allowance Cash Rebate" Benefit will be applied for part payment of the balance of purchase price directly. For the avoidance of doubt, the "Furniture Allowance Cash Rebate" Benefit shall not be applied for any purpose other than for part payment of the balance of purchase price as aforesaid.

4. 「提前成交現金回贈」優惠
"Early Completion Cash Rebate" Benefit

如選擇第(4)(i)段所述的(A)或(B)付款計劃之買方提前於買賣合約訂明的付款日期之前付清樓價，可根據以下列表獲賣方送出提前成交現金回贈優惠(「提前成交現金回贈」優惠)：
Where the Purchaser chooses (A) or (B) payment plan stated in paragraph (4)(i) and settles the purchase price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Completion Cash Rebate" Benefit ("Early Completion Cash Rebate" Benefit) offered by the Vendor according to the table below:

「提前成交現金回贈」優惠列表
"Early Completion Cash Rebate" Benefit Table

提前成交日期 Date of early completion	「提前成交現金回贈」優惠金額 "Early Completion Cash Rebate" Benefit Amount
簽署臨時買賣合約後120天內 Within 120 days after signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

備註Remarks:
i 「提前成交現金回贈」優惠計算得出的金額皆以四捨五入至個位整數。
The amount of "Early Completion Cash Rebate" Benefit will be rounded to the nearest dollar.

ii 成交日期以賣方代表律師收到所有樓價款項日期為準。如「提前成交現金回贈」優惠列表中訂明的付清樓價期限的最後一日不是工作日，則該日定為下一個工作日。
The date of completion shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the “Early Completion Cash Rebate” Benefit Table is not a working day, the said day shall fall on the next working day.

iii 於完成交易時，並在買方清付指明住宅物業的樓價餘額的情況下，「提前成交現金回贈」優惠將直接用於支付部分樓價餘額。為免生疑問，「提前成交現金回贈」優惠不得用於上述支付部分樓價餘額以外其他任何目的。
Upon completion and subject to settlement of the balance of purchase price of the specified residential property by the Purchaser, the “Early Completion Cash Rebate” Benefit will be applied for part payment of the balance of purchase price directly. For the avoidance of doubt, the “Early Completion Cash Rebate” Benefit shall not be applied for any purpose other than for part payment of the balance of purchase price as aforesaid.

5. 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交 ），於簽契入伙後可獲贈24個月管理費。
（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。）
Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

備註 : Note :

a. 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費$7,500及自付有關額外費用。
If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of $7,500 upon demand and all related extra expenses.

b. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。
The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.

c. 有關該物業買賣之印花稅，概由買方支付。
All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.

d. 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。
If the Purchaser appoints the solicitors firm(s) recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

(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:

恒基物業代理有限公司	Henderson Property Agency Limited	香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
中原地產代理有限公司	Centaline Property Agency Limited	云房網絡(香港)代理有限公司	Qfang Network (Hongkong) Agency Limited
美聯物業代理有限公司	Midland Realty (International) Limited	世紀21集團有限公司及旗下特許經營商	Century 21 Group Limited and Franchisees
利嘉閣地產有限公司	Ricacorp Properties Limited	領航地產有限公司	Vanguard Realty Limited
祥勝地產有限公司	Regal Hill Property Agency Company Limited	新高集團地產代理有限公司	Sun Go Group Property Agency Limited

請注意：任何人可委任任何地產代理在購買該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.aquila-squaremile.com.hk*
The address of the website designated by the vendor for the development is: *www.aquila-squaremile.com.hk*