

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 purchaser(s) is/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) 註：在本第(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『成交金額』指臨時買賣合約（下稱「臨時合約」）中訂明的住宅物業的實際金額（即售價經計算相關支付條款及適用折扣後之價錢）。因應相關折扣（如有）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。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (the "PASP"), i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) on the Price. The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, round 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. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.

買方於簽署臨時合約時須繳付相等於成交金額 5% 之金額作為臨時訂金，其中港幣 ~~100,000~~ 200,000 元正之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

Upon signing of the PASP, the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. ~~HK\$100,000~~ HK\$200,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

(4)(i) 支付條款：

Terms of Payment:

(A) 建築期付款計劃（照售價減 5%）

Stage Payment Plan (5% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 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（下稱「正式合約」）。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal agreement for sale and purchase (the "formal ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 45 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）再付成交金額 5% 作為加付訂金。
5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 45 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
3. 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付成交金額 90% 作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).

(B) 105 天即供付款計劃（照售價減 7%）

105-day Cash Payment Plan (7% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 45 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）再付成交金額 5% 作為加付訂金。
5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 45 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

3. 買方須於簽署臨時合約後 105 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內(以較早者為準)繳付成交金額 90% 作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 105 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(C) 105 天一按付款計劃 (照售價減 6%)
105-day First Mortgage Loan Payment Plan (6% discount on the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 45 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內(以較早者為準)再付成交金額 5% 作為加付訂金。
5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 45 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
3. 買方須於簽署臨時合約後 105 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內(以較早者為準)繳付成交金額 90% 作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 105 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

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

請參閱第(4)(i)段。
Please refer to paragraph (4)(i).

(4)(iii) 可就購買該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) 參閱第(4)(i)及(4)(ii)段。
Please refer to paragraphs (4)(i) and (4)(ii).

(b) 「計劃(C)第一按揭貸款」(只適用於選擇第(4)(i)段中付款計劃(C)「105天一按付款計劃」之買方)
"Plan (C) First Mortgage Loan" (Only applicable to the purchaser(s) who has selected Payment Plan (C) "105-day First Mortgage Loan Payment Plan" in paragraph (4)(i))

1. 買方可向賣方指定的一按財務機構(「計劃(C)指定財務機構」)申請一按按揭貸款(「計劃(C)第一按揭貸款」)。計劃(C)指定財務機構有權隨時停止提供計劃(C)第一按揭貸款而無須另行通知。計劃(C)第一按揭貸款主要條款及條件如下。
The purchaser(s) may apply for first mortgage loan ("Plan (C) first mortgage loan") from the Vendor's designated first mortgage financing company ("Plan (C) designated financing company"). The Plan (C) designated financing company may stop providing the Plan (C) first mortgage loan at any time without further notice. The key terms and conditions of the Plan (C) first mortgage loan are as follows.
2. 成交金額為港幣 1,000 萬以下的住宅物業的計劃(C)第一按揭貸款最高金額為成交金額的 80%。成交金額為港幣 1,000 萬或以上的住宅物業的計劃(C)第一按揭貸款最高金額為成交金額的 70%。
The maximum amount of Plan (C) first mortgage loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is below HK\$10 million. The maximum amount of Plan (C) first mortgage loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is at or above HK\$10 million.
3. 計劃(C)第一按揭貸款年期最長可達 25 年。
The maximum tenor of the Plan (C) first mortgage loan is up to 25 years.
4. 計劃(C)第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減年利率 ~~2.7%~~ 2.6% 計算。P 隨利率浮動調整，於本價單日期 P 為每年 ~~5.375%~~ 5.25%。利率以計劃(C)指定財務機構最終審批結果決定。利率是指年利率。
The interest rate of the Plan (C) first mortgage loan shall be calculated at ~~2.7%~~ 2.6% per annum below the Hong Kong Dollar prime rate quoted by the Plan (C) designated financing company from time to time ("P"). P is subject to fluctuation. P as at the date of this price list is ~~5.375%~~ 5.25% per annum. The interest rate will be subject to final approval and decision by the Plan (C) designated financing company. Interest rate means interest rate per annum.
5. 計劃(C)第一按揭貸款以買方於發展項目中購買的住宅物業之第一衡平法按揭及第一法定按揭作抵押。
The Plan (C) first mortgage loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser(s).
6. 買方及擔保人(如有)須於計劃(C)第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明，親身前往計劃(C)指定財務機構辦理計劃(C)第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及計劃(C)指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往計劃(C)指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the Plan (C) designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of Plan (C) first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Plan (C) designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the Plan (C) designated financing company.

7. 買方及擔保人（如有）須按計劃(C)指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the Plan (C) designated financing company.
8. 所有有關計劃(C)第一按揭貸款之法律文件須由計劃(C)指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關計劃(C)第一按揭貸款之一切律師費用及其他開支。
All legal documents in relation to the Plan (C) first mortgage loan must be prepared by the solicitors' firm specified by the Plan (C) designated financing company. All legal costs and other expenses incurred in respect of the Plan (C) first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.
9. 買方於決定申請計劃(C)第一按揭貸款前，敬請先向計劃(C)指定財務機構查詢有關計劃(C)第一按揭貸款的詳情，以上所有主要條款、優惠（如有）及第一按揭貸款批出與否，計劃(C)指定財務機構有最終決定權。不論計劃(C)第一按揭貸款獲批與否，買方仍須按臨時合約完成住宅物業的交易及繳付住宅物業的成交金額全數。
The purchaser(s) is/are advised to enquire with the Plan (C) designated financing company about details of the Plan (C) first mortgage loan before deciding to apply for the Plan (C) first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the Plan (C) first mortgage loan are subject to the final decision of the Plan (C) designated financing company. Irrespective of whether the Plan (C) first mortgage loan is approved or not, the purchaser(s) shall complete the purchase of the residential property and shall pay the Transaction Price of the residential property in full in accordance with the PASP.
10. 計劃(C)第一按揭貸款受計劃(C)指定財務機構不時所訂之其他條款及條件約束。
The Plan (C) first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Plan (C) designated financing company.
11. 有關計劃(C)第一按揭貸款之批核與否及按揭條款及條件以計劃(C)指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。賣方無給予或視之為已給予任何就計劃(C)第一按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與計劃(C)第一按揭貸款之安排。買方不得就由於或有關計劃(C)第一按揭貸款的批核及/或不批核及/或任何計劃(C)第一按揭貸款相關事宜而向賣方提出任何申索。
The terms and conditions and the approval of applications for the Plan (C) first mortgage loan are subject to the final decision of the Plan (C) designated financing company, and the Vendor shall under no circumstances be responsible therefor. No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Plan (C) first mortgage loan. The Vendor is not, and will not be, involved in the arrangements of the Plan (C) first mortgage loan. The purchaser(s) shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Plan (C) first mortgage loan and/or any matters relating to the Plan (C) first mortgage loan.
12. 賣方沒有參與及提供計劃(C)第一按揭貸款。計劃(C)第一按揭貸款只是由計劃(C)指定財務公司提供予買方。而無論在任何情況下，賣方無須因計劃(C)指定財務公司所引發的任何事情負上任何責任。
Notice is hereby given that the Vendor is not involved in the arrangement of the Plan (C) first mortgage loan mentioned above. The arrangement of the Plan (C) first mortgage loan is provided or procured to the purchaser(s) by the Plan (C) designated financing company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the Plan (C) first mortgage loan.

(c) 認購一個住客停車位的權利

Option to Purchase of one Residential Parking Space

1. 簽署臨時合約購買任何以下一個住宅物業之買方可享有認購該發展項目內一個住客停車位的權利。買方可根據賣方日後公佈的住客停車位之銷售安排所規定的時限及方法行使其認購一個住客停車位的權利。

The purchaser(s) who sign(s) the PASP to purchase any one of the following residential properties is entitled to have an option to purchase one residential parking space in the Development. The purchaser(s) can exercise his/her/its/their option to purchase one residential parking space in accordance with the time limit and manner as prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor.

以下在第 1 座的單位：The following flats in Tower 1:

2A, 3A, 5A, 7A, 30A, 32A, GB, GD, 21D, 22D, 23D, 35D, 29E, 30E, 31E, 32E, 33E

以下在第 2 座的單位：The following flats in Tower 2:

33A, 35A

以下在第 3 座的單位：The following flats in Tower 3:

25A, 26A, 27A, 28A, 29A

2. 如買方不根據賣方日後公佈的住客停車位之銷售安排行使其認購住一個客停車位的權利，其認購一個住客停車位的權利將會自動失效，買方不會為此獲得任何補償。

If the purchaser(s) do(es) not exercise the option to purchase one residential parking space in accordance with the time limit and manner prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor, the option to purchase one residential parking space shall lapse automatically and the purchaser(s) shall not be entitled to any compensation therefor.

3. 住客停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The price and sales arrangement details of residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(5) 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) 如買方選用賣方代表律師處理正式合約、按揭及轉讓契，賣方同意支付正式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處理正式合約、按揭及/或轉讓契，買方及賣方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。

If the purchaser(s) appoint(s) the Vendor's solicitors to handle the formal ASP, mortgage and assignment, the Vendor agrees to bear the legal cost of the formal ASP and the assignment. If the purchaser(s) choose(s) to instruct his own solicitors to handle the formal ASP, mortgage and/or assignment, each of the Vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the formal ASP and the assignment.

- (b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何額外印花稅、買家印花稅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 PASP, the formal ASP and the assignment (including but without limitation any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser(s).

(6) **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

一切製作、登記及完成公契及管理協議（「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的正式合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用、所購住宅的按揭（如有）之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他支出，均由買方負責。查冊費、註冊費及其他支出款項均須由買方承擔。

The purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the formal ASP and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the purchaser(s).

(7) 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：

Agents appointed by the Vendor:

中原地產代理有限公司 Centaline Property Agency Limited
世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
新利達行(工商舖)地產代理有限公司 Leader Property (Comm. & Ind.) Agency Limited
美聯物業代理有限公司 Midland Realty International Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited
樂豐策略顧問有限公司 Novelty Strategic Consultant Limited
福興地產代理有限公司 Fortune Real Estate Agency Co., Limited
駿發地產有限公司 Prosperous Realty 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.

- (8) 賣方就發展項目指定的互聯網網站的網址為 www.theaurora.com.hk。
The address of the website designated by the Vendor for the Development is www.theaurora.com.hk.