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**	#LYOS	**期數 (如有) Phase No. (if any)**	--
發展項目位置 **Location of Development**	洪元路2號* 2 Hung Yuen Road*		
發展項目中的住宅物業的總數 **The total number of residential properties in the Development**			341

印製日期 **Date of Printing**	價單編號 **Number of Price List**
13/5/24	6

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**
4/6/24	6A	
19/6/24	6B	✓
29/8/24	6C	✓
17/10/24	6D	✓
1/11/24	6E	
13/1/25	6F	
9/2/25	6G	
4/3/25	6H	
11/4/25	6I	
26/5/25	6J	
2/6/25	6K	
1/8/25	6L	
12/9/25	6M	
30/9/25	6N	
18/11/25	6O	
12/1/26	6P	
18/5/26	6Q	
1/6/26	6R	✓
29/7/26	6S	
7/9/26	6T	

Price List No. 6T

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) 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
複式A座 Maisonette Building A	地下及1樓 G/F and 1/F	1	74.864 (806) 露台 Balcony: --- 工作平台 Utility Platform: ---	$12,332,000	164,725 (15,300)	---	---	---	2.191 (24)	32.654 (351)	---	29.702 (320)	---	---	---
複式B座 Maisonette Building B	地下及1樓 G/F and 1/F	2	73.295 (789) 露台 Balcony: --- 工作平台 Utility Platform: ---	~~$12,814,000~~ ~~$13,356,000~~ $13,757,000	~~174,828~~ ~~(16,241)~~ ~~182,223~~ ~~(16,928)~~ 187,694 (17,436)	---	---	---	2.191 (24)	26.965 (290)	---	28.421 (306)	---	---	---
複式B座 Maisonette Building B	地下及1樓 G/F and 1/F	3	72.301 (778) 露台 Balcony: --- 工作平台 Utility Platform: ---	~~$13,026,000~~ ~~$13,325,000~~ ~~$13,567,000~~ ~~$13,974,000~~ $14,017,000	~~180,163~~ ~~(16,743)~~ ~~184,299~~ ~~(17,127)~~ ~~187,646~~ ~~(17,438)~~ ~~193,275~~ ~~(17,961)~~ 193,870 (18,017)	---	---	---	2.191 (24)	28.595 (308)	---	28.421 (306)	---	---	---
複式C座 Maisonette Building C	地下及1樓 G/F and 1/F	15	73.696 (793) 露台 Balcony: --- 工作平台 Utility Platform: ---	~~$12,884,000~~ $13,425,000	~~174,826~~ ~~(16,247)~~ 182,167 (16,929)	---	---	---	2.191 (24)	73.830 (795)	---	28.410 (306)	---	---	---
複式C座 Maisonette Building C	地下及1樓 G/F and 1/F	17	72.392 (779) 露台 Balcony: --- 工作平台 Utility Platform: ---	$13,026,000	179,937 (16,721)	---	---	---	2.191 (24)	30.052 (323)	---	28.421 (306)	---	---	---
複式C座 Maisonette Building C	地下及1樓 G/F and 1/F	19	72.301 (778) 露台 Balcony: --- 工作平台 Utility Platform: ---	$13,233,000	183,027 (17,009)	---	---	---	2.191 (24)	32.628 (351)	---	28.421 (306)	---	---	---

Price List No.	6T

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) 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
複式D座 Maisonette Building D	地下及1樓 G/F and 1/F	32	73.251 (788) 露台 Balcony: --- 工作平台 Utility Platform: ---	~~$12,616,000~~ ~~$13,158,000~~ $13,553,000	~~172,230 (16,010)~~ ~~179,629 (16,698)~~ 185,021 (17,199)	---	---	---	2.191 (24)	33.592 (362)	---	28.421 (306)	---	---	---

Price List No. 6T

#LYOS

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) 註: 於本第 4 節內，「售價」指本價單第二部份表中所列之售價，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。

Note: In this section 4, "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.

4)(i) **支付條款:**

Terms of Payment :

(一) 複式 120 付款計劃 – 照售價減 1.5%

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 95% 成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。

(1) Maisonette 120 Payment Plan – 1.5% 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. 95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 複式 9 成按揭付款計劃 – 照售價減 3.5%

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 60 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 90 天內繳付。

(2) Maisonette 90% Mortgage Payment Plan – 3.5% 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 a Further Deposit of the Transaction Price shall be paid within 60 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 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(三) 「轉租為買」付款計劃 – 照售價減 9.5%

【此支付條款只適用於簽署臨時買賣合約購買複式單位之買方，且該買方（或組成該買方的任何個人或買方任何董事）於該買方簽署前述臨時買賣合約當日或之前已承租任何香港住宅物業，而該租賃於簽署前述臨時買賣合約當日仍然存續，惟買方必須出示令賣方滿意之有效文件證明其符合前述要求，方可選用此支付條款。如有任何爭議，賣方之最終決定為準。】

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 60 天內繳付。
3. 成交金額 5% 部分成交金額於買方簽署臨時買賣合約後 120 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 180 天內繳付。

(3) "Lease To Purchase" Payment Plan – 9.5% discount from the Price

【This term of payment is only applicable to a Purchaser who signs the preliminary agreement for sale and purchase to purchase a Maisonette Unit, provided that Purchaser (or any individual comprising that Purchaser or any director of that Purchaser) has leased any residential property in Hong Kong on or before the date of signing of the aforementioned preliminary agreement for sale and purchase and that lease is subsisting on the date of signing of the aforementioned preliminary agreement for sale and purchase. The Purchasers of such Maisonette Unit shall be entitled to this term of payment only if the relevant Purchaser has provided relevant supporting documents to the satisfaction of the Vendor to prove that the aforesaid requirement is met. In case of any dispute, the decision of the Vendor shall be final.】

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 a Further Deposit of the Transaction Price shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price being part payment of the Transaction Price shall be paid within 120 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 180 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) **「買複式送車位」優惠** 【只適用於**「複式 120 付款計劃」**】

簽署臨時買賣合約購買任何複式單位之買方，每購買一個該等複式單位可選擇：

(1) 獲得下列其中一個價值港幣 1,050,000 元之指明住客停車位而無需就該指明住客停車位支付額外樓價（即該指明住客停車位之售價視作已包括在該複式單位的成交金額內）； 或

價值港幣 1,050,000 元之指明住客停車位
R05、R06、R07、R08、R09、R10、R11、R12、R13、R14、R21、R24、R26、R27、R30、R31、R32、R33、R34、R35、R36、R38、R40、R41、R42、R43、R44、R45、R46、R47、R48、R51、R52、R55、R58、R59

(2) 以支付額外樓價港幣 50,000 元（「額外金額」）獲得一個價值港幣 1,100,000 元之指明住客停車位（即該住客停車位之售價視作已包括在該複式單位的成交金額加上額外金額內）； 或

價值港幣 1,100,000 元之指明住客停車位
R19、R20、R22、R23、R29、R53、R54、R56、R57

(3) 以支付額外樓價港幣 100,000 元（「額外金額」）獲得一個價值港幣 1,150,000 元之指明住客停車位（即該住客停車位之售價視作已包括在該複式單位的成交金額加上額外金額內）； 或

價值港幣 1,150,000 元之指明住客停車位
R02、R03、R16、R25、R50

(4) 以支付額外樓價港幣 150,000 元（「額外金額」）獲得一個價值港幣 1,200,000 元之指明住客停車位（即該住客停車位之售價視作已包括在該複式單位的成交金額加上額外金額內）； 或

價值港幣 1,200,000 元之指明住客停車位
R04、R15、R28、R37、R49、R60

(5) 獲得港幣 1,050,000 元之售價折扣。

註:

(i) 買方在簽署臨時買賣合約時，必須決定及確認其選擇是上述(1)、(2)、(3)、(4)或(5)。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。

(ii) 指明住客停車位以先到先得形式供選擇。凡選擇上述(1)、(2)、(3)或(4)者，買方在簽署臨時買賣合約時必須決定及確認其選擇的指明住客停車位。有關複式單位及指明住客停車位必須於同一份臨時買賣合約、同一份正式買賣合約及同一份轉讓契購買。

(iii) 為免生疑，如買方未能按臨時買賣合約簽署正式買賣合約，將不會獲得本優惠。詳情以相關交易文件條款及條件作準。

(iv) 為免生疑，於本價單第 4(ii)和(iii)節內，「成交金額」並不包括額外金額，唯題述支付成交金額餘款時「成交金額」則包括額外金額。

"Buy Maisonette Get Parking Space" Benefit (Only applicable to **"Maisonette 120 Payment Plan")**

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the Maisonette Units, for each such Maisonette Unit purchased, may choose to have:

(1) One of the following specified residential car parking spaces which is valued HK$1,050,000 at no additional purchase price (i.e. the Transaction Price of that designated residential property will be regarded as inclusive of the price of that specified residential car parking space);

Specified residential car parking spaces which is valued HK$1,050,000
R05、R06、R07、R08、R09、R10、R11、R12、R13、R14、R21、R24、R26、R27、R30、R31、R32、R33、R34、R35、R36、R38、R40、R41、R42、R43、R44、R45、R46、R47、R48、R51、R52、R55、R58、R59

OR

(2) One residential parking space of the Development, which is valued HK$1,100,000, by paying an additional purchase price of HK$50,000 (the "Additional Amount") (i.e. the Transaction Price of that Maisonnette Unit together with the Additional Amount will be regarded as inclusive of the price of that residential parking space);

Specified residential car parking spaces which is valued HK$1,100,000
R19、R20、R22、R23、R29、R53、R54、R56、R57

OR

(3) One residential parking space of the Development, which is valued HK$1,150,000, by paying an additional purchase price of HK$100,000 (the "Additional Amount") (i.e. the Transaction Price of that Maisonnette Unit together with the Additional Amount will be regarded as inclusive of the price of that residential parking space);

Specified residential car parking spaces which is valued HK$1,150,000
R02、R03、R16、R25、R50

OR

(4) One residential parking space of the Development, which is valued HK$1,200,000, by paying an additional purchase price of HK$150,000 (the "Additional Amount") (i.e. the Transaction Price of that Maisonnette Unit together with the Additional Amount will be regarded as inclusive of the price of that residential parking space);

Specified residential car parking spaces which is valued HK$1,200,000
R04、R15、R28、R37、R49、R60

OR

(5) A discount of HK$1,050,000 from the Price.

Notes:

(i) The Purchaser must decide and confirm his choice of either (1), (2), (3), (4) or (5) above upon signing of the preliminary agreement for sale and purchase. The choice, once confirmed, shall not be amended or changed after signing of the preliminary agreement for sale and purchase.

(ii) The specified residential car parking spaces are to be selected on a first come first served basis. In case of choice (1), (2), (3) or (4) above, the Purchaser must decide and confirm his choice of the specified residential car parking space upon signing of the preliminary agreement for sale and purchase. The relevant Maisonette Unit and its specified residential car parking space must be purchased under one single preliminary agreement for sale and purchase, one single formal agreement for sale and purchase and one single assignment.

(iii) For the avoidance of doubt, if the Purchaser fails to sign the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase, the Purchaser will not be entitled to this benefit. Subject to the terms and conditions of the relevant transaction documents.

(iv) For the avoidance of doubt, in sections 4(ii) and (iii) of this price list, "Transaction Price" does not include the Additional Amount Provided That when referring to the payment of the balance of Transaction Price, "Transaction Price" includes the Additional Amount.

(c) **「新業主大利是」優惠** 【只適用於「**轉租為買**」付款計劃】

買方簽署臨時買賣合約購買本價單所列之複式單位，可獲享有港幣$50,000 元之售價折扣。

"Red Pocket for New Owners" Benefit (Only applicable to **"Lease To Purchase" Payment Plan)**

A discount of HK$50,000 from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a Maisonette Unit listed in this price list.

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) 見 4(ii) (如有)。

See 4(ii) (If any).

(b) **傢俬贈品優惠**

購買下列單位之買方可免費獲贈下列展示於或將展示於該住宅物業之傢俱和物件(「傢俬贈品」)。傢俬贈品將以放置於該住宅物業內或賣方決定之其他方式於該住宅物業買賣成交時以其成交時之狀況交予買方，賣方不會就任何傢俬贈品或其狀況、狀態、品質或性能，或其是否或會否在可運作狀態作出任何保證、維修、保養或陳述。賣方保留權利不時更改傢俬贈品。詳情以相關交易文件條款及條件作準。

Gift Furniture Benefit

The following furniture and objects displayed or to be displayed in the unit below (the "Gift Furniture") will be provided to the purchaser of that residential property free of charge. The Gift Furniture will be delivered to the purchaser upon completion of the sale and purchase of that residential property by leaving the same in that residential property or by any other manner as the Vendor may decide in such condition as at completion. No warranty, repair, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Gift Furniture or the condition, state, quality or fitness of any of the Gift Furniture or as to whether any of the Gift Furniture is or will be in working condition. The Vendor reserves the right to change the Gift Furniture from time to time. Subject to the terms and conditions of the relevant transaction documents.

複式 C 座 16 號單位 Unit No. 16 of Maisonette Building C

Location 位置		Items 項目		Quantity 數量
Living Room / Dining Room 客廳/飯廳	1	Curtain	窗簾	1 set 組
	2	Sofa	梳化	1
	3	Floor Lamp	地燈	1
	4	Coffee Table	茶几	1
	5	TV Unit	電視櫃	1
	6	Rug	地毯	1
	7	Artwork	掛畫	1
	8	Pendant Lamp	吊燈	2
	9	Dining Table	餐桌	1
	10	Dining Chair	餐椅	4
	11	Table Lamp	枱燈	1
	12	Mirror	鏡	1
Bedroom (G/F) 睡房 (地下)	13	Curtain	窗簾	1 set 組
	14	Murphy Bed with Desk	書桌隱形床	1
	15	Table Lamp	枱燈	1
	16	Chair	椅子	1
	17	Artwork	掛畫	1
	18	Rug	地毯	1
	19	Pendant Lamp	吊燈	1

Location 位置		Items 項目		Quantity 數量
Bedroom (1/F) 睡房 (1 樓)	20	Curtain	窗簾	1 set 組
	21	Bed Frame with Mattress	床架連床褥	1
	22	Artwork	掛畫	1
	23	Bedside Table	床頭枱	1
	24	Table Lamp	枱燈	1
	25	Wardrobe	衣櫃	1
	26	Rug	地毯	1
	27	Pendant Lamp	吊燈	1
Master Bedroom 主人睡房	28	Curtain	窗簾	1 set 組
	29	Bed Frame with Mattress	床架連床褥	1
	30	Artwork	掛畫	1
	31	Bedside Chest	床頭櫃	1
	32	Table Lamp	枱燈	2
	33	Wardrobe	衣櫃	2
	34	Dressing Table	梳妝台	1
	35	Stool	凳子	1
	36	Rug	地毯	1
	37	Ceiling Lamp	天花燈	1
Roof 天台	38	Outdoor Dining Table	戶外餐桌	1
	39	Outdoor Dining Chair	戶外餐椅	4
	40	Charcoal Grill with Cover	木炭燒烤架連蓋	1

(d) **「成交金額 90%@ 第一按揭」安排** （只適用於「**複式 9 成按揭付款計劃**」）

買方可向 "Starcom Venture Limited" 或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 90%@ 或物業估價（由介紹之第一承按人釐定）之 90%@（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條款及條件規限：

1. 買方無須提供任何入息證明文件，但須提供介紹之第一承按人要求之其它證明文件。
2. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
3. 第一按揭年期為 2 年。
4. 買方無須通過壓力測試。
5. 下列指定住宅物業之買方必須於提取第一按揭後每個月償還下列指定金額之部份本金予介紹之第一承按人，除此之外，買方無須於第一按揭年期期間就所提取之第一按揭貸款額支付任何其它本金或利息，惟買方須於第一按揭年期完結時或前還清所有第一按揭貸款額。

指定住宅物業	首 23 個月每月償還之指定金額
任何複式單位	港幣$9,000 元

6. 所有第一按揭之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。
7. 如買方於提取第一按揭貸款日期後(1) 360 天內* 或 (2) 360 天後但 540 天內*付清第一按揭貸款額，可分別獲賣方送出 (1)成交金額 2.5% 之現金回贈；或 (2)成交金額 1% 之現金回贈。詳情以相關交易文件條款作準。
 *以介紹之第一承按人實際收到款項日期計算

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。

第一按揭條款及條件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條件及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方並無亦不得被視作就第一按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第一按揭的批核或不批核及或任何第一按揭相關事宜而向賣方提出任何申索。

@ 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 90% of Transaction Price@" (Only applicable to **"Maisonette 90% Mortgage Payment Plan")**

The Purchaser may apply to "Starcom Venture Limited" or any other company referred by the Vendor (the "Referred First Mortgagee") for first mortgage with a maximum loan amount equivalent to 90% of the Transaction Price@ or 90% 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 is not required to provide any income proof, but is required to provide other necessary documents upon request from the Referred First Mortgagee.
2. The First Mortgage shall be secured by a first legal mortgage over the residential property purchased in the Development.
3. The tenure of the First Mortgage is 2 years.
4. The Purchaser is not required to have the stress test.
5. The Purchaser of below designated residential properties shall repay part of the principal which is equivalent to the below specific amount to the Referred First Mortgagee every month after the drawdown of the First Mortgage. Apart from this, the Purchaser is not required to repay any other principal or interest of the First Mortgage during the tenure of the First Mortgage, but the Purchaser shall repay all the principal of the First Mortgage within or at the end of the tenure of the First Mortgage.

Designated Residential Properties	Specific Amount of Monthly Repayment for the first 23 months
Any Maisonette Units	HK$9,000

6. All legal documents in relation to the First Mortgage must be prepared by the solicitors' firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.
7. A cash rebate of (1) 2.5% of Transaction Price; or (2) 1% of Transaction Price will be provided to the Purchaser if the Purchaser settles the loan amount of the First Mortgage (1) within 360 days*; or (2) after 360 days but within 540 days* after the drawdown date of the First Mortgage loan respectively. Subject to the terms and conditions of the relevant transaction documents.
 * subject to the actual date of payment(s) received by the Referred First Mortgagee

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 and the relevant arrangements thereof for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full Transaction Price.
No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage and/or any matters relating to 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.

4)(iv) <u>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：</u>

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、按揭及轉讓契等法律文件，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, the Vendor agrees to bear the legal costs 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 the 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(包括但不限於任何買方提名書或轉售(如有)的印花稅、「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 stamp duty on, if any, nomination or sub-sale, 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 Purchaser.

4)(v) <u>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:</u>

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、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、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。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. 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

長江實業地產發展有限公司委任的次代理:
Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property 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
香港置業(地產代理)有限公司 Hong Kong Property Services (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
香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members
祥益地產代理有限公司 Many Wells Property Agent Limited
晉誠地產代理有限公司 Earnest Property Agency Limited
建富物業 Kin Fu Realty
三井不動產有限公司 Mitsui Property Agency Limited
太陽物業香港代理有限公司 Sunrise Property HK Agency Limited
恆駿地產集團有限公司 Hang Chun Property Group Limited
香港地產商有限公司及 其特許會員 Hong Kong Realty Association Limited & Chartered Members
中聯集團(香港)有限公司 Centaland Group 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.lyos.hk**
The address of the website designated by the Vendor for the Development is: **www.lyos.hk**