

(4) (i) 支付條款 / The terms of payment

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,『折扣價』指因應付款辦法(A),(B),(C)或(D)(視乎情況而定)之有關折扣(如有)按售價計算得出之價目,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, the "Discounted Price" means the price obtained after applying the relevant discount (if any) in respect of Payment Term (A), (B), (C) or (D) (as the case may be) on the Price and "Purchase Price" means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase.

買方於簽署臨時買賣合約時須繳付相等於樓價之5%之金額作為臨時訂金。其中港幣150,000元之訂金必須以銀行本票支付,抬頭請寫『胡關李羅律師行』。臨時訂金餘額可以支票支付,抬頭請寫『胡關李羅律師行』。其餘樓款需以銀行本票付予賣方指定律師行。

Upon signing of the preliminary agreement for sale and purchase, Purchaser shall pay the Preliminary Deposit equivalent to 5% of the Purchase Price, HK\$150,000 of the Preliminary Deposit must be paid by cashier order payable to 『WOO, KWAN, LEE & LO』 and the remaining balance of the Preliminary Deposit may be paid by cheque(s) payable to 『WOO, KWAN, LEE & LO』. Other payments must be paid by cashier order payable to the solicitors firm designated by the Vendor.

付款辦法 Payment terms:

(A) 即供分期付款辦法(照售價減10%)

1. 樓價5% : 於簽署臨時買賣合約時付。
2. 樓價5% : 於簽署正式買賣合約時付清,買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。
3. 樓價90% : 於簽署正式買賣合約後60天內付清。

Immediate Instalment Payment Method (10% discount from the Price)

1. 5% of Purchase Price to be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
2. 5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement of Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
3. 90% of the Purchase Price shall be paid by the Purchaser within 60 days after signing of the Formal Agreement for Sale and Purchase.

(B) 建築期付款辦法(照售價)

1. 樓價5% : 於簽署臨時買賣合約時付。
2. 樓價15% : 於簽署正式買賣合約時付清,買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。
3. 樓價2.5% : 於2015年1月2日或之前付清。
4. 樓價2.5% : 於2015年4月1日或之前付清。
5. 樓價2.5% : 於2015年7月2日或之前付清。
6. 樓價2.5% : 於2015年10月2日或之前付清。
7. 樓價70% : 於賣方發出入伙通知書後14天內付清。

(v) 買方須為就買賣該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

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買家負責。

The purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

(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:

南豐地產代理有限公司Nan Fung Real Estate Agency 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

晉誠地產代理有限公司Earnest Property Agency Limited

置業18物業代理有限公司18 Property Agency Limited

世紀21測量行有限公司及旗下特許經營商Century 21 Surveyors Limited and Franchisees

東涌物業有限公司Tung Chung Agency Limited

萊坊(香港)有限公司Knight Frank Hong Kong Limited

卓恒物業顧問有限公司Power Charter Property Consultants Limited

Homesolutions Real Estate Limited

安世地產(香港)有限公司Anzac Realty Group (Hong Kong) 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:

The address of the website designated by the vendor for the development is:

www.the-visionary.com.hk

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