

根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 **Part 1: Basic Information**

發展項目名稱 Name of Development	緹外 Mont Verra	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	九龍筆架山龍駒道3號 3 Lung Kui Road, Beacon Hill, Kowloon		

重要告示： 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

Important Note: Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASP) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

第二部份：交易資料 **Part 2: Information on Transactions**

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的 日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方 的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
14-10-2022	21-10-2022		第1座 Tower 1	5	B		\$240,570,000		<div>-成交金額5%於簽署臨時買賣合約時應付; -成交金額5%於簽署臨時買賣合約後60天內支付; -成交金額5%於簽署臨時買賣合約後90天內支付; -成交金額5%於簽署臨時買賣合約後180天內支付; -成交金額80%於完成交易時支付。成交日期30/6/2023 -首3年保修優惠 -提早佔用優惠 (買方已向賣方支付不少於樓價之20%，買方須每月向賣方支付租金及租用期內該物業之管理費、差餉、地租、定期 檢查及保養及其他開支。在買方未有違反租約的任何條款及按正式合約條款完成交易及付清樓價餘額為前提下，買 方所付之租金將全數以現金回贈形式回贈並用以支付物業的部份樓價餘額。) -買方接受由賣方出售住宅停車位予買方之要約及如期完成物業之買賣及在所有方面履行和遵守物業 正式買賣合約的條款，則賣方同意向買方支付\$10,000,000現金回贈。現金回贈將抵銷部份買方依正式合約應支付之 樓價餘額。 -賣方在成交日期或（視屬何情況而定）延後成交日期之前，將無條件及不可撤銷的情況下出售兩個住 發展項目的住宅停車位予買方，售價由賣方決定。 -5% of the Transaction Price has been paid on the signing of PASP; -5% of the Transaction Price shall be paid within 60 days after signing of PASP; -5% of the Transaction Price shall be paid within 90 days after signing of PASP; -5% of the Transaction Price shall be paid within 180 days after signing of PASP; -80% of the Transaction Price shall be paid upon completion of the sale and purchase, Completion Date 30/6/2023 - First 3 Years Warranty Offer - Early Possession Benefit (The Purchaser shall have paid not less than 20% of the Purchase Price to the Vendor. The Purchaser shall pay rent to the Vendor monthly and shall pay the management fees, rates, government rent, regular checking and maintenance and all other outgoings of the Property during the Term. Subject to there being no breach of any terms and conditions under the Tenancy Agreement and the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the rent paid by the Purchaser shall be refunded in full as a cash rebate and applied as part payment of the balance of the Purchase Price of the Property.) -The Purchaser accepts the Vendor's offer to sell the residential parking space(s) to the Purchaser and punctually completing the purchase and performing and complying with in all respects the terms and conditions of the Formal Agreement for Sale and Purchase, the Vendor will pay the Cash Rebate in amount of \$10,000,000 to the Purchaser. The Cash Rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the Formal Agreement. -the Vendor shall, on or before the Completion Date or (as the case may be) the Extended Completion Date, unconditionally and irrevocably offer to sell to the Purchaser two residential parking spaces in the Development at a price to be determined by the Vendor.</div>	

第二部份：交易資料 **Part 2: Information on Transactions**

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的 日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方 的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
	1-11-2022		第2座 Tower 2	6	A		\$258,158,000		<div>-成交金額5%於簽署買賣合約時處付; -成交金額5%於簽署買賣合約後60天內支付; -成交金額5%於簽署買賣合約後90天內支付; -成交金額85%於完成交易時支付。成交日期28/4/2023 -首3年保修優惠 -提早佔用優惠 (買方已向賣方支付不少於樓價之20%，買方須每年向賣方支付租金及租期內該物業之管理費、差餉、地租、定期檢查及保養及其他開支。在買方未有違反租約的任何條款及按正式合約條款完成交易及付清樓價餘額為前提。買方所付之租金將全數以現金回贈形式回贈並用以支付物業的部份樓價餘額。) -買方接受由賣方出售住宅停車位予買方之要約及如期完成物業之買賣及在所有方面履行和遵守物業正式買賣合約的條款。則賣方同意向買方支付\$10,000,000現金回贈。現金回贈將抵銷部份買方依正式合約應支付之樓價餘額。 -賣方在成交日期或(視屬何情況而定)延後成交日期之前，將無條件及不可撤銷的情況下出售兩個在發展項目的住宅停車位予買方。售價、條款及條件由賣方決定。 -5% of the Transaction Price has been paid on the signing of ASP; -5% of the Transaction Price shall be paid within 60 days after signing of ASP; -5% of the Transaction Price shall be paid within 90 days after signing of ASP; -85% of the Transaction Price shall be paid upon completion of the sale and purchase, Completion Date 28/4/2023 -First 3 Years Warranty Offer -Early Possession Benefit (The Purchaser shall have paid not less than 20% of the Purchase Price to the Vendor. The Purchaser shall pay rent to the Vendor annually and shall pay the management fees, rates, government rent, regular checking and maintenance and all other outgoings of the Property during the Term. Subject to there being no breach of any terms and conditions under the Tenancy Agreement and the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the rent paid by the Purchaser shall be refunded in full as a cash rebate and applied as part payment of the balance of the Purchase Price of the Property.) -The Purchaser accepts the Vendor's offer to sell the residential parking space(s) to the Purchaser and punctually completing the purchase and performing and complying with in all respects the terms and conditions of the Formal Agreement for Sale and Purchase, the Vendor will pay the Cash Rebate in amount of \$10,000,000 to the Purchaser. The Cash Rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the Formal Agreement. -The Vendor shall, on or before the Completion Date or (as the case may be) the Extended Completion Date, unconditionally and irrevocably offer to sell to the Purchaser two residential parking spaces in the Development at such price and subject to such terms and conditions to be determined by the Vendor.</div>	

第二部份：交易資料 **Part 2: Information on Transactions**

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的 日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方 的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
5-8-2023	11-8-2023		第2座 Tower 2	5	B	P21 on Basement/ F P22 on Basement/ F	\$240,020,000		- 成交金額5%於簽署臨時買賣合約時繳付; - 成交金額15%於簽署臨時買賣合約後60天內支付; - 成交金額5%於簽署臨時買賣合約後90天內支付; - 成交金額5%於簽署臨時買賣合約後180天內支付; - 成交金額70%於完成交易時支付，成交日期27/12/2024 - 首3年保修優惠 - 提早佔用優惠 (買方已向賣方支付不少於樓價之20%。買方須每年向賣方支付租金及租用期內該物業之管理費、差餉、地租、定期檢查及保養及其他開支。在買方未有違反租約的任何條款及按正式合約條款完成交易及付清樓價餘額為前提下，買方所付之租金將全數以現金回贈形式回贈並用以支付物業的部份樓價餘額。) - 5% of the Transaction Price has been paid on the signing of PASP; - 15% of the Transaction Price shall be paid within 60 days after signing of PASP; - 5% of the Transaction Price shall be paid within 90 days after signing of PASP; - 5% of the Transaction Price shall be paid within 180 days after signing of PASP; - 70% of the Transaction Price shall be paid upon completion of the sale and purchase, Completion Date 27/12/2024 - First 3 Years Warranty Offer - Early Possession Benefit (The Purchaser shall have paid not less than 20% of the Purchase Price to the Vendor. The Purchaser shall pay rent to the Vendor annually and shall pay the management fees, rates, government rent, regular checking and maintenance and all other outgoings of the Property during the Term. Subject to there being no breach of any terms and conditions under the Tenancy Agreement and the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the rent paid by the Purchaser shall be refunded in full as a cash rebate and applied as part payment of the balance of the Purchase Price of the Property.)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
26-11-2023	1-12-2023		第3座 Tower 3	5	B		\$245,000,000		<ul style="list-style-type: none"> - 成交金額5%於簽署臨時買賣合約時繳付; - 成交金額5%於簽署臨時買賣合約後14天內支付; - 成交金額5%於簽署臨時買賣合約後180天內支付; - 成交金額5%於簽署臨時買賣合約後270天內支付; - 成交金額80%於簽署臨時買賣合約後360天內支付 - 首3年保修優惠 - 提早佔用優惠 (見以下備註 7(c)) - 認購兩個住宅停車位之權利，售價為每個港幣\$5,000,000 - 5% of the Transaction Price has been paid on the signing of PASP; - 5% of the Transaction Price shall be paid within 14 days after signing of PASP; - 5% of the Transaction Price shall be paid within 180 days after signing of PASP; - 5% of the Transaction Price shall be paid within 270 days after signing of PASP; - 80% of the Transaction Price shall be paid within 360 days after signing of PASP - First 3 Years Warranty Offer - Early Possession Benefit (See the following remark 7(c)) - Option to purchase 2 residential parking spaces, the price of a residential parking space is HK\$5,000,000 each. 	

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(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣 合約的 日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣 合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方 的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
15-12-2023	21-12-2023		第1座 Tower 1	3	B		\$240,000,000		<div>- 成交金額5%於簽署臨時買賣合約時繳付; - 成交金額5%於簽署臨時買賣合約後5天內支付; - 成交金額5%於簽署臨時買賣合約後90天內支付; - 成交金額5%於簽署臨時買賣合約後150天內支付; - 成交金額5%於簽署臨時買賣合約後180天內支付; - 成交金額5%於簽署臨時買賣合約後210天內支付; - 成交金額70%於完成交易時支付，成交日期27/12/2024 - 首3年保修優惠 - 提早佔用優惠 (買方已向賣方支付不少於樓價之20%，買方須向賣方支付許可佔用費及許可佔用期內該物業之管理費、差餉、地租、定期檢查及保養及其他開支。在買方未有違反許可佔用的任何條款及按正式合約條款完成交易及付清樓價餘額為前提下，買方所付之許可佔用費將全數以現金回贈形式回贈並用以支付物業的部份樓價餘額。) - 連傢具、裝置和其他實產發售之單位 - 認購兩個住宅停車位之權利，售價為每個港幣\$5,000,000 - 印花稅津貼優惠 (買方將獲賣方提供相等於該物業樓價之 4.25% 或 7.5%的從價印花稅津貼，津貼百分比將根據稅務局評估買方需支付的從價印花稅釐定。) - 5% of the Transaction Price has been paid on the signing of PASP; - 5% of the Transaction Price shall be paid within 5 days after signing of PASP; - 5% of the Transaction Price shall be paid within 90 days after signing of PASP; - 5% of the Transaction Price shall be paid within 150 days after signing of PASP; - 5% of the Transaction Price shall be paid within 180 days after signing of PASP; - 5% of the Transaction Price shall be paid within 210 days after signing of PASP; - 70% of the Transaction Price shall be paid upon completion of the sale and purchase, Completion Date 27/12/2024 - First 3 Years Warranty Offer - Early Possession Benefit (The Purchaser shall have paid not less than 20% of the Purchase Price to the Vendor. The Purchaser shall pay licence fee to the Vendor and shall pay the management fees, rates, government rent, regular checking and maintenance and all other outgoings of the Property during the Term. Subject to there being no breach of any terms and conditions under the Licence Agreement and the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the licence fee paid by the Purchaser shall be refunded in full as a cash rebate and applied as part payment of the balance of the Purchase Price of the Property.) - Unit Sold with Furniture, Fittings and other Chattels - Option to purchase 2 residential parking spaces, the price of a residential parking space is HK\$5,000,000 each. - Subsidy of Stamp Duty Benefit (The Purchaser will be entitled to have the Ad Valorem Stamp Duty Benefit, which is equivalent to 4.25% or 7.5% of the Purchase Price of the Property. The percentage of the Benefit will be determined based on the ad valorem stamp duty assessed by the Inland Revenue Department and payable by the Purchaser.)</div>	

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(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
2-1-2024	5-1-2024		第2座 Tower 2	G	A	P97 on Basement/ F	\$208,500,000		<ul style="list-style-type: none"> - 成交金額5%於簽署臨時買賣合約時繳付; - 成交金額5%於簽署臨時買賣合約後5天內支付; - 成交金額5%於簽署臨時買賣合約後30天內支付; - 成交金額85%於簽署臨時買賣合約後57天內支付; - 首3年保修優惠 - 連傢具、裝置和其他資產發售之單位 - 印花稅津貼優惠 (買方將獲賣方提供相等於該物業樓價之 4.25% 的從價印花稅津貼。) - 5% of the Transaction Price has been paid on the signing of PASP; - 5% of the Transaction Price shall be paid within 5 days after signing of PASP; - 5% of the Transaction Price shall be paid within 30 days after signing of PASP; - 85% of the Transaction Price shall be paid within 57 days after signing of PASP; - First 3 Years Warranty Offer - Unit Sold with Furniture, Fittings and other Chattels - Subsidy of Stamp Duty Benefit (The Purchaser will be entitled to have the Ad Valorem Stamp Duty Benefit, which is equivalent to 4.25% of the Purchase Price of the Property.) 	

第三部份：備註 Part 3: Remarks

- 1 關於臨時買賣合約的資料(即 (A) , (D) , (E) , (G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的 24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的 1 個工作日之內，賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此紀錄冊中修改有關記項。

Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).

- 2 如買賣合約於某日期遭終止，賣方須在該日期後的1 個工作日內，在此紀錄冊(C)欄記入該日期。

If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.

- 3 如在簽訂臨時買賣合約的日期之後的 5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第 6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。

If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.

- 4 在住宅物業的售價根據一手住宅物業銷售條例第 35(2) 條修改的日期之後的 1 個工作日之內，賣方須將有關細節及該日期記入此紀錄 冊(F)欄。

Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.

- 5 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。

The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.

- 6 本記錄冊會在(H)欄以”√” 標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 -

(a) 該賣方屬法團，而該人是 -

- (i) 該賣方的董事，或該董事的父母、配偶或子女；
- (ii) 該賣方的經理；
- (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (iv) 該賣方的有聯繫法團或控權公司；
- (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (vi) 上述有聯繫法團或控權公司的經理；

(b) 該賣方屬個人，而該人是 -

- (i) 該賣方的父母、配偶或子女；或
- (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或

(c) 該賣方屬合夥，而該人是 -

- (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
- (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with “√” in column (H) in this register. A person is a related party to a vendor if -

(a) where that vendor is a corporation, the person is -

- (i) a director of that vendor, or a parent, spouse or child of such a director;
- (ii) a manager of that vendor;
- (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (iv) an associate corporation or holding company of that vendor;
- (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
- (vi) a manager of such an associate corporation or holding company;

(b) where that vendor is an individual, the person is -

- (i) a parent, spouse or child of that vendor; or
- (ii) a private company of which such a parent, spouse or child is a director or shareholder; or

(c) where that vendor is a partnership, the person is -

- (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
- (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

- 7 (a) (G) 欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.
- (b) 於本備註7內，「售價」指「相關價單」第二部份表中所列之價錢，而「相關價單」指有關住宅物業的價單。而「樓價」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以捨位到最接近的百位數作為樓價(即(E)欄所指的「成交金額」)
In this Remark 7, "Price" means the price set out in Part 2 of the price list concerned, and "price list concerned" means the price list in relation to the residential property concerned. "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discount on the Price will be rounded down to the nearest hundred to determine the Purchase Price (i.e. the Transaction Price stated in Column (E)).
- (c) 提早佔用優惠
Early Possession Benefit
買方已向賣方支付不少於樓價之10%。買方須每月向賣方支付許可佔用費及佔用期內該物業之管理費、差餉、地租、定期檢查及保養及其他開支。在買方未有違反許可協議的任何條款及按正式合約條款完成交易及付清樓價餘額為前提下，買方所付之許可佔用費將全數以現金回贈形式回贈並用以支付物業的部份樓價餘額。
The Purchaser shall have paid not less than 10% of the Purchase Price to the Vendor. The Purchaser shall pay licence fee to the Vendor monthly and shall pay the management fees, rates, government rent, regular checking and maintenance and all other outgoings of the Property during the Term. Subject to there being no breach of any terms and conditions under the Licence Agreement and the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the licence fee paid by the Purchaser shall be refunded in full as a cash rebate and applied as part payment of the balance of the Purchase Price of the Property.

8 下述互聯網可連結到此發展項目的價單: www.montverra.com.hk

The price list(s) of the development can be found in the following website : www.montverra.com.hk

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(DD-MM-YYYY)