

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	雨後 After The Rain	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	宏業西街21號 21 Wang Yip Street West		
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)			335

印製日期 Date of Printing	價單編號 Number of Price List
28 th May, 2024	8

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
21 st June, 2024	8A	
25 th July, 2024	8B	
5 st August, 2024	8C	

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
After The Rain	26	D	84.465 (909) 露台 Balcony: 3.180 (34) 工作平台 Utility Platform: 1.500 (16)	20,784,740 不適用, 以招標形式銷售 Not applicable, sale by tender	246,075 (22,866) 不適用, 以招標形式銷售 Not applicable, sale by tender	-	-	-	10.086 (109)	-	-	74.566 (803)	-	-	-
After The Rain	26	H	74.877 (806) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	17,337,834 與價單7D號合併 Consolidated with Price List 7D	231,551 (21,511) 與價單7D號合併 Consolidated with Price List 7D	-	-	-	6.688 (72)	-	-	72.101 (776)	-	-	-

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：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下調整至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(5) (i) 支付條款

The terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金。其中港幣100,000元作為部分臨時訂金必須以銀行本票支付及臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『羅文錦律師樓』。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the Preliminary Agreement for Sale and Purchase, of which HK\$100,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “Lo & Lo”.

(a) 45天付款計劃 D1：依照售價減1.5% (即售價的98.5%)

45-day Payment Plan D1: 1.5% discount from the price (i.e. 98.5% of the Price)

- (1) 樓價 5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
5% of purchase price: shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- (2) 樓價 95%：於買方簽署臨時買賣合約後45 天內付清。
95% of the Purchase Price: shall be paid within 45 days after signing of the Preliminary Agreement for Sale and Purchase.

(b) 90天付款計劃 D2：依照售價減0.75% (即售價的99.25%)

90-day Payment Plan D2: 0.75% discount from the price (i.e. 99.25% of the Price)

- (1) 樓價 5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
5% of purchase price: shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- (2) 樓價 95%：於買方簽署臨時買賣合約後90 天內付清。
95% of the Purchase Price: shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(c) 180天先住後付付款計劃 E: 依照售價加1.5% (即售價的101.5%)

180-day Occupy-Then-Pay Payment Plan E: 1.5% premium on the price (i.e. 101.5% of the Price)

- (1) 樓價 5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
5% of purchase price: shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser 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30 天內付清。
5% of purchase price: shall be paid within 30 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180 天內付清。
90% of Purchase Price: shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(d) 360 先住後付付款計劃 F: 依照售價加5.5% (即售價的105.5%)

360 Occupy-Then-Pay Payment Plan F: 5.5% premium on the price (i.e. 105.5% of the Price)

- (1) 樓價 5% : 於買方簽署臨時買賣合約時支付, 買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。
5% of purchase price: shall be paid upon signing of the Preliminary Agreement for Sale and Purchase by the Purchaser. The Agreement for Sale and Purchase shall be signed by the Purchaser 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30 天內付清。
5% of purchase price: shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
- (3) 樓價 5% : 於買方簽署臨時買賣合約後180 天內付清。
5% of purchase price: shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.
- (4) 樓價 5% : 於買方簽署臨時買賣合約後270 天內付清。
5% of purchase price: shall be paid within 270 days after signing of the Preliminary Agreement for Sale and Purchase.
- (5) 樓價 80% : 於買方簽署臨時買賣合約後360 天內付清。
80% of the Purchase Price: shall be paid within 360 days after signing of the Preliminary Agreement for Sale and Purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

(a) 請參閱第(5)(i)段。

Please refer to paragraph (5)(i)

(b) "星星地產" 臉書頁面讚好優惠 "Star Properties" Facebook Page Likers' Discount

凡於簽署臨時買賣合約前讚好"星星地產" 臉書頁面的買家, 可獲0.75% 售價折扣優惠。

A 0.75% discount on the Price would be offered to a Purchaser who has liked the "Star Properties" Facebook Page before signing of the Preliminary Agreement for Sale and Purchase.

(c) 印花稅優惠 Stamp Duty Discount

買方購買本價單中所列之住宅物業可獲4.25%售價折扣優惠。

A 4.25% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.

(d) 「4分鐘行到朗屏站」限時折扣 Special Discount for the "4 Minutes Walk to Long Ping Station"

如果買方於2024年8月31日或之前簽訂臨時買賣合約購買任何單位, 可獲得14%售價折扣優惠。

If the purchaser signs the Preliminary Agreement for Sale and Purchase on or before August 31, 2024 to purchase any of the units, they will be eligible for a 14% discount on the Price.

(e) 「置鬆啲」傢俬津貼 / 「置好啲」免費傢俬組合優惠 Furniture Subsidy Discount / Free Furniture Package Benefit

1. 一房「置鬆啲」傢俬津貼

One bedroom Furniture Subsidy Discount

(適用於選擇購買以下的單位之買方) (21樓K單位不適用於此優惠)

(Only applicable to the purchaser who chooses the following units) (Flat K on the 21st floor is not applicable to this offer.)

樓層 Floor	單位 Flat
20/F - 22/F	K, L, M, N
23/F	H, K, L, M, N
25/F	H, L, M, N

如買方於簽署臨時買賣合約時選擇一房「置鬆啲」傢俬津貼，買方可獲港幣80,000售價減免優惠。

If the purchaser chooses the One bedroom Furniture Subsidy Discount upon signing of the preliminary agreement for sale and purchase, the purchaser will be offered HK\$80,000 deduction on the Price.

如買方於簽署臨時買賣合約時不選擇一房「置鬆啲」傢俬津貼，則買方可享有第5(ii)(e)2段所述之一房「置好啲」免費傢俬組合優惠。(21樓K單位除外)

If the purchaser does not choose the One bedroom Furniture Subsidy Discount upon the signing of the preliminary agreement for sale and purchase, the purchaser is entitled to the One bedroom Free Furniture Package Benefit set out in paragraph 5(ii)(e)2. (Except Flat K on the 21st floor)

為免存疑，買方的選擇必須於簽署臨時買賣合約時作出並且買方只可選擇一房「置鬆啲」傢俬津貼 或一房「置好啲」免費傢俬組合優惠的其中一項。

For the avoidance of doubt, the decision to avail of this option must be made upon the signing of the preliminary agreement for sale and purchase and the purchaser is only entitled to either the One bedroom Furniture Subsidy Discount or One bedroom Free Furniture Package Benefit.

2. 一房「置好啲」免費傢俬組合優惠

One bedroom Free Furniture Package Benefit

(適用於選擇購買以下的單位之買方) (21樓K單位只適用於此優惠)

(Only applicable to the purchaser who chooses the following units) (Flat K on the 21st floor is only applicable to this offer.)

樓層 Floor	單位 Flat
20/F - 22/F	K, L, M, N
23/F	H, K, L, M, N
25/F	H, L, M, N

買方可免費獲贈由指定傢俬公司提供如本價單附錄 1 所述並適用於所購指明住宅物業之傢俬和物件(『該傢俬組合』)。該傢俬組合將於指明住宅物業成交之後，由指定傢俬公司將該傢俬組合以賣方及/或指定傢俬公司不時決定之方式(包括但不限於將該傢俬組合放置於物業之內)送贈予買方。惟買方須受以下條款及條

件規限：-

The Purchaser will be provided with the furniture and chattels supplied by the designated furniture company as set out in Annex 1 hereto and applicable to the specified residential property purchased (the "Furniture Package") free of charge. The Furniture Package will be delivered to the Purchaser by way of gift after completion of sale and purchase of the specified residential property in such manner as may be decided by the Vendor and/or the designated furniture company from time to time (including but not limited to by leaving the Furniture Package in the property), subject to the Purchaser full compliance with the following terms and conditions :-

有關該傢俬組合中各項目的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬公司查詢。

For details (including without limitation the design, colour and materials) of different items in the Furniture Package, please enquire with the designated furniture company.

若買方未能遵守、履行或符合臨時合約或正式買賣合約內任何條款或條件，賣方有權即時撤銷本優惠及／或要求買方退還該傢俬組合及／或就該傢俬組合賠償，且並不損害賣方於臨時合約、正式買賣合約或其他適用法律下之其他權利、申索及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to withdraw this benefit and/or ask for return of the Furniture Package and/or seek compensation in respect of the Furniture Package from the Purchaser forthwith without prejudice to the Vendor's other rights, claims and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

如有任何爭議，賣方及閣樓專家保留最終決定權。

In the event of any dispute, the Vendor and Loft Master HK reserve the right to make the final decision.

為免存疑，買方的選擇必須於簽署臨時買賣合約時作出並且買方只可選擇一房「置鬆啲」傢俬津貼 或一房「置好啲」免費傢俬組合優惠的其中一項。

For the avoidance of doubt, the decision to avail of this option must be made upon the signing of the preliminary agreement for sale and purchase and the purchaser is only entitled to either the One bedroom Furniture Subsidy Discount or One bedroom Free Furniture Package Benefit.

3. 開放式「置鬆啲」傢俬津貼

Studio Furniture Subsidy Discount

(適用於選擇購買以下的單位之買方) (21樓S單位不適用於此優惠)

(Only applicable to the purchaser who chooses the following units) (Flat S on the 21st floor is not applicable to this offer.)

樓層 Floor	單位 Flat
3/F - 26/F	S

如買方於簽署臨時買賣合約時選擇開放式「置鬆啲」傢俬津貼，買方可獲港幣70,000售價減免優惠。

If the purchaser chooses the Studio Furniture Subsidy Discount upon signing of the preliminary agreement for sale and purchase, the purchaser will be offered HK\$70,000 deduction on the Price.

如買方於簽署臨時買賣合約時不選擇開放式「置鬆啲」傢俬津貼，則買方可享有第5(ii)(e)4段所述之開放式「置好啲」免費傢俬組合優惠。

If the purchaser does not choose the Studio Furniture Subsidy Discount upon the signing of the preliminary agreement for sale and purchase, the purchaser is entitled to the Studio Free Furniture Package Benefit set out in paragraph 5(ii)(e)4.

為免存疑，買方的選擇必須於簽署臨時買賣合約時作出並且買方只可選擇開放式「置鬆啲」傢俬津貼 或開放式「置好啲」免費傢俬組合優惠的其中一項。
For the avoidance of doubt, the decision to avail of this option must be made upon the signing of the preliminary agreement for sale and purchase and the purchaser is only entitled to either the Studio Furniture Subsidy Discount or the Studio Free Furniture Package Benefit

4. 開放式「置好啲」免費傢俬組合優惠
Studio Free Furniture Package Benefit

(適用於選擇購買以下的單位之買方) (21樓S單位只適用於此優惠)

(Only applicable to the purchaser who chooses the following units) (Flat S on the 21st floor is only applicable to this offer.)

樓層 Floor	單位 Flat
3/F - 26/F	S

買方可免費獲贈由指定傢俬公司提供如本價單附錄 2 所述並適用於所購指明住宅物業之傢俬和物件(『該傢俬組合』)。該傢俬組合將於指明住宅物業成交之後，由指定傢俬公司將該傢俬組合以賣方及/或指定傢俬公司不時決定之方式(包括但不限於將該傢俬組合放置於物業之內)送贈予買方。惟買方須受以下條款及條件規限：-

The Purchaser will be provided with the furniture and chattels supplied by the designated furniture company as set out in Annex 2 hereto and applicable to the specified residential property purchased (the "Furniture Package") free of charge. The Furniture Package will be delivered to the Purchaser by way of gift after completion of sale and purchase of the specified residential property in such manner as may be decided by the Vendor and/or the designated furniture company from time to time (including but not limited to by leaving the Furniture Package in the property), subject to the Purchaser full compliance with the following terms and conditions :-

有關該傢俬組合中各項目的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬公司查詢。

For details (including without limitation the design, colour and materials) of different items in the Furniture Package, please enquire with the designated furniture company.

若買方未能遵守、履行或符合臨時合約或正式買賣合約內任何條款或條件，賣方有權即時撤銷本優惠及/或要求買方退還該傢俬組合及/或就該傢俬組合賠償，且並不損害賣方於臨時合約、正式買賣合約或其他適用法律下之其他權利、申索及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to withdraw this benefit and/or ask for return of the Furniture Package and/or seek compensation in respect of the Furniture Package from the Purchaser forthwith without prejudice to the Vendor's other rights, claims and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

如有任何爭議，賣方及閣樓專家保留最終決定權。

In the event of any dispute, the Vendor and Loft Master HK reserve the right to make the final decision.

為免存疑，買方的選擇必須於簽署臨時買賣合約時作出並且買方只可選擇開放式「置鬆啲」傢俬津貼或開放式「置好啲」免費傢俬組合優惠的其中一項。

For the avoidance of doubt, the decision to avail of this option must be made upon the signing of the preliminary agreement for sale and purchase and the purchaser is only entitled to either the Studio Furniture Subsidy Discount or the Studio Free Furniture Package Benefit

(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) 請參閱 5(i)及 5(ii) (包括「置鬆啲」傢俬津貼 / 「置好啲」免費傢俬組合優惠)。

Please refer to 5(i) and (ii) (including the Furniture Subsidy Discount / Free Furniture Package Benefit).

(b) 傢具贈品 Furniture Gift

買方購買本價單中所列之住宅物業可獲贈一套木鋪板和金屬格柵櫃連人造木覆蓋頂，用於其冷氣機平台上。這套禮品將於購買之住宅物業完成交易及買方收樓之時交付和安裝。如有任何爭議，賣方保留最終決定權。

The Purchaser who purchases a residential property listed in the price list will receive a complimentary set of wooden deck and metal grille cabinet with artificial wood cover at Air Conditioning Platform. These gifts will be delivered and installed upon completion of the transaction for the purchased residential property, and upon the Purchaser's acceptance of the property. In the event of any dispute, the Vendor reserves the right to make the final decision.

(c) 「180 先住後付」優惠 180 Occupy-Then-Pay Benefit (此優惠只適用於選擇「180天先住後付付款計劃 E」之買方。

The benefit is only applicable to those Purchasers who choose “180-day Occupy-Then-Pay Payment Plan E”.

在買方滿足以下先決條件的前提下，買方可以與賣方簽訂許可協議，在住宅物業買賣交易完成前以被許可人身份入住所購物業：

Subject to the conditions precedents below being satisfied by the Purchaser, the Purchaser may enter into a licence agreement with the Vendor to occupy the property purchased as licensee prior to the completion of sale and purchase:

1. 買方須於簽署臨時買賣合約的日期後14日內，向賣方遞交買方已簽妥的「180 先住後付」優惠的申請表格連同正式買賣合約的印花稅證書之副本以證明買方就正式買賣合約妥為繳交印花稅；

The Purchaser shall, within 14 days after the date of signing of the Preliminary Agreement for Sale and Purchase, submit to the Vendor a duly signed application form for “180 Occupy-Then-Pay Benefit” together with a copy of the stamp certificate of the Agreement for Sale and Purchase to prove that the stamp duty on the Agreement for Sale and Purchase has been duly paid.

2. 買方須於簽署臨時買賣合約的日期後30日內就其所購物業簽署許可協議（格式由賣方律師訂明，買方不得要求任何修改），其主要條款如下：

The Purchaser shall, within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase, sign the Licence Agreement in the form prescribed by the Vendor's Solicitors (without amendment) in respect of the property purchased, the main terms and conditions of which are listed as follows:

a. 買方須在許可佔用期開始前已根據正式買賣合約向賣方繳付不少於樓價之10%。

The Purchaser shall have paid to the Vendor not less than 10% of the purchase price in accordance with the Agreement for Sale and Purchase before the commencement of the licence period;

b. 許可佔用期需繳付象徵性許可費用，惟在許可佔用期內，買方須負責該相關物業之相關管理費、地租及差餉。買方亦須負責所有法律費用及開支(包括就許可協議而產生的裁定費及印花稅(如有))、及於許可佔用期內該相關物業的公用事業服務收費、公用事業服務按金及其他開支等。

A nominal licence fee is payable during the licence period Provided That during the licence period, the Purchaser shall be responsible for management fees,

Government rent and rates of the property concerned. The Purchaser shall also bear all the legal costs and expenses (including adjudication fee and stamp duty (if any) arising from the Licence Agreement), utilities charges, utilities deposits and all other outgoings, etc. of the property concerned during the licence period.

- c. 許可佔用期的首日為簽署臨時買賣合約的日期後第45天，而許可佔用期須隨相關買賣按正式買賣合約完成交易或在簽署臨時買賣合約的日期後第180天終止（以較早者為準）。

The licence period shall commence on the 45th day after the date of signing of the Preliminary Agreement for Sale and Purchase and shall expire upon the completion of the relevant sale and purchase in accordance with the Agreement for Sale and Purchase or on the 180th day after the date of signing of the Preliminary Agreement for Sale and Purchase (whichever is the earlier).

- d. 許可只提供予買方個人，於許可期間，買方不可將該物業或其任何部份再授許可予他人。

The licence is provided to the Purchaser only and the Purchaser shall not sub-licence the property concerned or any part thereof to anyone during the term of the licence.

買方保留權利，以絕對酌情權決定買方是否符合前述的先決條件。

The Vendor reserves the right in its absolute discretion to decide whether the above conditions precedents have been fulfilled by the Purchaser.

許可協議的格式，可於簽訂臨時買賣合約前於售樓處可供參閱。

The form of the Licence Agreement is available for inspection prior to the signing of the Preliminary Agreement for Sale and Purchase at the Sales Office.

- (d) 「360 先住後付」優惠 360 Occupy-Then-Pay Benefit (此優惠只適用於選擇「360 先住後付付款計劃F」之買方。

The benefit is only applicable to those Purchasers who choose “360 Occupy-Then-Pay Payment Plan F”.

在買方滿足以下先決條件的前提下，買方可以與賣方簽訂許可協議，在住宅物業買賣交易完成前以被許可人身份入住所購物業：

Subject to the conditions precedents below being satisfied by the Purchaser, the Purchaser may enter into a licence agreement with the Vendor to occupy the property purchased as licensee prior to the completion of sale and purchase:

1. 買方須於簽署臨時買賣合約的日期後14日內，向賣方遞交買方已簽妥的「360 先住後付」優惠的申請表格連同正式買賣合約的印花稅證書之副本以證明買方就正式買賣合約妥為繳交印花稅；

The Purchaser shall, within 14 days after the date of signing of the Preliminary Agreement for Sale and Purchase, submit to the Vendor a duly signed application form for “360 Occupy-Then-Pay Benefit” together with a copy of the stamp certificate of the Agreement for Sale and Purchase to prove that the stamp duty on the Agreement for Sale and Purchase has been duly paid.

2. 買方須於簽署臨時買賣合約的日期後30日內就其所購物業簽署許可協議（格式由賣方律師訂明，買方不得要求任何修改），其主要條款如下：

The Purchaser shall, within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase, sign the Licence Agreement in the form prescribed by the Vendor’s Solicitors (without amendment) in respect of the property purchased, the main terms and conditions of which are listed as follows:

- a. 買方須在許可佔用期開始前已根據正式買賣合約向賣方繳付不少於樓價之10%。The Purchaser shall have paid to the Vendor not less than 10% of the purchase

price in accordance with the Agreement for Sale and Purchase before the commencement of the licence period;

b. 許可佔用期需繳付象徵性許可費用，惟在許可佔用期內，買方須負責該相關物業之相關管理費、地租及差餉。買方亦須負責所有法律費用及開支(包括就許可協議而產生的裁定費及印花稅(如有))、及於許可佔用期內該相關物業的公用事業服務收費、公用事業服務按金及其他開支等。

A nominal licence fee is payable during the licence period Provided That during the licence period, the Purchaser shall be responsible for management fees, Government rent and rates of the property concerned. The Purchaser shall also bear all the legal costs and expenses (including adjudication fee and stamp duty (if any) arising from the Licence Agreement), utilities charges, utilities deposits and all other outgoings, etc. of the property concerned during the licence period.

c. 許可佔用期的首日為簽署臨時買賣合約的日期後第45天，而許可佔用期須隨相關買賣按正式買賣合約完成交易或在簽署臨時買賣合約的日期後第360天終止(以較早者為準)。

The licence period shall commence on the 45th day after the date of signing of the Preliminary Agreement for Sale and Purchase and shall expire upon the completion of the relevant sale and purchase in accordance with the Agreement for Sale and Purchase or on the 360th day after the date of signing of the Preliminary Agreement for Sale and Purchase (whichever is the earlier).

d. 許可只提供予買方個人，於許可期間，買方不可將該物業或其任何部份再授許可予他人。

The licence is provided to the Purchaser only and the Purchaser shall not sub-licence the property concerned or any part thereof to anyone during the term of the licence.

買方保留權利，以絕對酌情權決定買方是否符合前述的先決條件。

The Vendor reserves the right in its absolute discretion to decide whether the above conditions precedents have been fulfilled by the Purchaser.

許可協議的格式，可於簽訂臨時買賣合約前於售樓處可供參閱。

The form of the Licence Agreement is available for inspection prior to the signing of the Preliminary Agreement for Sale and Purchase at the Sales Office.

(e) 提前付清樓價現金回贈(只適用於使用第(5)(i)(c)及(5)(i)(d)段中之支付條款的買方)

Early Settlement Cash Rebate (Only applicable to Purchaser(s) who use(s) Terms of Payment in paragraphs (5)(i)(c) & (5)(i)(d))

如買方提前於正式買賣合約訂明的付款限期日之前付清樓價餘款及在所有方面履行和遵守該相關物業之臨時買賣合約(「臨時合約」)及其後之正式買賣合約內一切的條款及條件(必須嚴格遵行所有時間限制)，則賣方可根據以下相關列表送出提前付清樓價現金回贈予買方:

If the Purchaser shall settle the balance of the purchase price earlier than the due date of payment as specified in the agreement for sale and purchase in full and perform and comply with in all respects the terms and conditions of the preliminary agreement for sale and purchase (“PASP”) and the subsequent agreement for sale and purchase (in respect of which time shall be of the essence), the Vendor will provide the Early Settlement Cash Rebate to the Purchaser according to the relevant tables below:

買方須於擬定提前付清樓價餘款的日期前最少 30 日，以書面通知賣方其擬定提前付清樓價餘款的日期，並向賣方(以賣方指定格式之申請表)書面申請「提前付清樓價現金回贈」及提交賣方所要求的一切資料。賣方將在收妥並核實買方就有關申請提交的申請表及所有資料後，於成交時將「提前付清樓價現金回贈」直接用於支付部份樓價餘款。

The Purchaser shall inform the Vendor in writing of the proposed date of early settlement of the balance of the purchase price and submit a written application (in the Vendor’s prescribed application form) for the “Early Settlement Cash Rebate” and all information as required by the Vendor at least 30 days before the proposed date of

early settlement of the balance of the purchase price. Upon the Vendor's receipt and verification of the application form and all information submitted by the Purchaser in support of the application, the Vendor will apply the relevant "Early Settlement Cash Rebate" as part payment of the balance of the purchase price directly.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

1. 只適用於使用第(5)(i)(c)段中之支付條款(180天先住後付付款計劃 E) 的買方
Only applicable to Purchaser(s) who use(s) the terms of payment in paragraph (5)(i)(c) (180-day Occupy-Then-Pay)

付清樓價餘款日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Amount of Early Settlement Cash Rebate
簽署臨時合約日期後90日內 Within 90 days after the date of signing of the PASP	樓價1.2% 1.2% of the purchase price
簽署臨時合約日期後91日至120日內 Within the period from 91 days to 120 days after the date of signing of the PASP	樓價0.8% 0.8% of the purchase price
簽署臨時合約日期後121日至150日內 Within the period from 121 days to 150 days after the date of signing of the PASP	樓價0.4% 0.4% of the purchase price

2. 只適用於使用第(5)(i)(d)段中之支付條款(360先住後付付款計劃 F) 的買方
Only applicable to Purchaser(s) who use(s) the terms of payment in paragraph (5)(i)(d) (360 Occupy-Then-Pay Payment Plan F)

付清樓價餘款日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Amount of Early Settlement Cash Rebate
簽署臨時合約日期後90日內 Within 90 days after the date of signing of the PASP	樓價6% 6% of the purchase price
簽署臨時合約日期後91日至120日內 Within the period from 91 days to 120 days after the date of signing of the PASP	樓價5.3% 5.3% of the purchase price
簽署臨時合約日期後121日至150日內 Within the period from 121 days to 150 days after the date of signing of the PASP	樓價4.6% 4.6% of the purchase price
簽署臨時合約日期後151日至180日內 Within the period from 151 days to 180 days after the date of signing of the PASP	樓價3.9% 3.9% of the purchase price
簽署臨時合約日期後181日至210日內 Within the period from 181 days to 210 days after the date of signing of the PASP	樓價3.2% 3.2% of the purchase price
簽署臨時合約日期後211日至240日內 Within the period from 211 days to 240 days after the date of signing of the PASP	樓價2.5% 2.5% of the purchase price
簽署臨時合約日期後241日至270日內 Within the period from 241 days to 270 days after the date of signing of the PASP	樓價1.8% 1.8% of the purchase price

簽署臨時合約日期後271日至300日內 Within the period from 271 days to 300 days after the date of signing of the PASP	樓價1.1% 1.1% of the purchase price
簽署臨時合約日期後301日至330日內 Within the period from 301 days to 330 days after the date of signing of the PASP	樓價0.4% 0.4% of the purchase price

「提前付清樓價現金回贈」計算得出的金額皆以四捨五入至個位整數。

The amount of "Early Settlement Cash Rebate" will be rounded to the nearest dollar.

付清樓價餘款日期以賣方代表律師收到所有樓價款項日期為準。如「提前付清樓價現金回贈」列表中訂明的期限的最後一日不是工作日(根據《一手住宅物業銷售條例》第2(1)條所界定釋義)，則該日定為下一個工作日。

The date of settlement of the balance of the purchase price 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 Settlement Cash Rebate" Table(s) is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance, the said day shall fall on the next working day.

(f) 住宅車位權

Option to purchase a residential parking space

以下住宅物業的買方可享有認購該發展項目內一個住宅車位的權利。買方需依照賣方所訂之時限決定是否購買住宅車位及簽署相關買賣合約，逾時作棄權論。認購權不得轉讓。發展項目內的住宅車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公布。

The purchaser of each of the residential properties listed below shall have an option to purchase one residential parking space in the Development. Each such purchaser must decide whether to purchase a residential parking space in the Development and must enter into a relevant agreement for sale and purchase within the period as prescribed by the Vendor, failing which that purchaser will be deemed to have given up the option. The option is non-transferrable. Price List and sales arrangement details of the residential parking spaces in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later.

樓層 Floor	單位 Flat
3/F - 25/F	E
3/F - 26/F	J
23/F - 25/F	G
26/F	C, N, R, H
15/F - 21/F	F

(g) 「雨後陽光」收租限時優惠

~~Limited Time Sunny Investment Benefit~~

如買方滿足以下條款可享有「雨後陽光」收租限時優惠，金額為樓價0.5%。

~~The Purchaser who satisfies the conditions outlined below will be eligible for the Limited Time Sunny Investment Benefit, which is equivalent to 0.5% of the purchase~~

price.

1. ~~只適用於使用第(5)(i)(a)段中之支付條款(45天付款計劃 D1) 的買方~~
~~Only applicable to Purchaser(s) who use(s) the terms of payment in paragraph (5)(i)(a) (45-day Payment Plan D1)~~
2. ~~如果買方在單位成交後的6個月內出租所購買的單位，並從稅務局取得有效的租約印花證明書，他們將有資格獲得「雨後陽光」收租限時優惠。~~
~~If the Purchaser chooses to lease the purchased unit within 6 months of its completion and obtains a valid STAMP CERTIFICATE for the Tenancy Agreement from the Inland Revenue Department, they will be eligible to receive the Limited Time Sunny Investment Benefit.~~
3. ~~買方必須在成交後的9個月內向賣方提交書面申請以獲得「雨後陽光」收租限時優惠。該申請文件必須包括以下內容：(a) 從稅務局獲得的租約印花證明書 (STAMP CERTIFICATE)的副本；(b) 已執行的租約的副本；(c) 租賃期間最初兩個月的租金收據紀錄；以及(d) 準確且經過驗證的銀行帳戶號碼資訊。在核實所提供的資訊後，賣方負責在收到申請後的2個月內將指定的「雨後陽光」收租限時優惠金額存入買方指定的銀行帳戶。需注意的是，如果由於任何意外情況，「雨後陽光」收租限時優惠金額存入買方銀行帳戶的時間超過收到申請後的2個月，買方不得對賣方提出任何損害賠償要求，也不得追究責任。~~
~~The Purchaser is required to submit a written application to the Vendor for the Limited Time Sunny Investment Benefit within a period of 9 months from the completion date. The application must include the following documents: (a) a copy of the STAMP CERTIFICATE of the Tenancy Agreement acquired from the Inland Revenue Department; (b) a copy of the executed Tenancy Agreement; (c) records of rent receipts for the initial two months of the tenancy; and (d) accurate and duly verified bank account number information. Upon verification of the provided information, the Vendor is responsible for depositing the specified amount of the Limited Time Sunny Investment Benefit into the Purchaser's designated bank account within 2 months from the date of application receipt. It should be noted that the Purchaser shall not hold the Vendor accountable for any damages or pursue compensation if, due to any unforeseen circumstances, the deposit of the Limited Time Sunny Investment Benefit extends beyond the 2-month timeframe following the application's receipt.~~
4. ~~「雨後陽光」收租限時優惠受其他條款及細則約束。~~
~~The Limited Time Sunny Investment Benefit is subject to other terms and conditions.~~

(h) 「雨後粉絲」現金回贈優惠
ATR Fans Cash Rebate

如符合以下條件及在買方按買賣合約付清樓價的情況下，買方可獲以下現金回贈，金額為樓價0.5%：- If the following conditions have been satisfied, and subject to the settlement of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to the following cash rebate (“ATR Fans Cash Rebate”), which is equivalent to 0.5% of the purchase price:-

- (a) 買方(或買方其中一位)或買方(或買方其中一位)的指定親屬(即配偶、父母(或配偶的父母)、子女、兄弟或姊妹)(不論單獨或連同其他個人)於2024年5月28日或之前，簽署買賣合約購買『雨後 After The Rain』的住宅物業。The Purchaser (or any one of the Purchasers) or a designated relative (i.e. spouse, parents (or spouse's parents), children, brothers or sisters) of the Purchaser (or any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has signed an agreement for sale and purchase to purchase a residential property in After The Rain on or before 28 May 2024.
- (b) 為免生疑問，每個住宅物業只可獲一次「雨後粉絲」現金回贈優惠。
For the avoidance of doubt, ATR Fans Cash Rebate shall be offered for each residential property once only.

- (c) 買方於付清樓價餘額之日前最少30日，以書面向賣方申請「雨後粉絲」現金回贈優惠，並(如適用)須提供令至賣方滿意的書面文件以證明已符合於上述第(a)段所述的條件。賣方會於收到申請並證實有關資料無誤後將「雨後粉絲」現金回贈優惠直接用於支付指定住宅物業的部份樓價餘額。
The Purchaser applies to the Vendor in writing for ATR Fans Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price, and (if applicable) shall provide satisfactory documentary evidence to prove the fulfilment of the requirements mentioned in paragraph (a) above. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply ATR Fans Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.
- (d) 如有任何爭議，發展商之決定為最終並對買方有約束力。In case of dispute, the Developer's decision shall be final and binding on the Purchasers.
- (e) 「雨後粉絲」現金回贈優惠受其他條款及細則約束。ATR Fans Cash Rebate is subject to other terms and conditions.

(iv) 誰人負責支付買賣該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 agreement for sale and purchase and the assignment, the Vendor agrees to bear the legal cost of the formal agreement for sale and purchase and the assignment. If the Purchaser(s) choose(s) to instruct his own solicitors to handle the formal agreement for sale and purchase, mortgage and/or assignment, each of the Vendor and the Purchaser(s) shall pay his own solicitors' legal fees in respect of the formal agreement for sale and purchase 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 duty on the preliminary agreement for sale and purchase, the formal agreement for sale and purchase and the assignment (including but without limitation any special stamp duty, any Purchaser's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser(s).

(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 the 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需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亦均須由買方承擔。

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 agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of Purchaser'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 also borne by the Purchaser(s).

附錄 1 一房「置好啲」免費傢俬組合優惠
Annex 1 One bedroom Free Furniture Package Benefit

- (I) 傢具優惠由賣方安排並由閣樓專家提供。買方在按買賣合約完成買賣交易的情況下，可免費獲贈表 1 所列明的全部裝飾、傢具和物件(『該傢具』)。
The Furniture Benefit is arranged by the Vendor and provided by Loft Master HK. Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase, the purchaser will be provided with all the decoration, furniture and chattels as listed in Table 1 (the “Furniture”) free of charge.
- (II) 買方須付清住宅物業之樓價及按買賣合約完成住宅物業買賣，不管：
The purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase irrespective of whether:
- (a) 就傢具優惠有否引起任何爭議；及
there is any dispute arising from the Furniture Benefit; and
- (b) 指定傢具供應商交付予買方的所有或任何該傢具是否與傢具優惠之條款一致。
all or any of the Furniture delivered by designated furniture providers to the purchaser is in accordance with the terms of the Furniture Benefit.
- (III) 賣方或其代表不會就傢具優惠及該傢具提供保養或作出任何保證或陳述，更不會就該傢具狀況、狀態、品質、性能或任何該傢具是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢具有任何異議或質疑，應直接聯絡閣樓專家。
The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect of the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the condition, state, quality, fitness of the Furniture or as to whether any of the Furniture is or will be in working condition. If the purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact Loft Master HK directly.
- (IV) 賣方不會就傢具優惠和/或該傢具承擔任何直接或間接的責任或損失。
The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

表 1
Table 1

	客飯廳 Living Room			飯廳 Dining Room		主人房 Master Bedroom			
	天花燈飾 與梳化 Ceiling Lamp and Sofa	茶几與地毯 Coffee Table and Carpet	電視櫃 TV Cabinet	餐枱 Dining Table	餐椅 Dining Chair	雙人床架 Double Bed Frame	衣櫃 Wardrobe	書枱 Work Desk	書櫃 Book Cabinet
Dedicated One bedroom units 指定一房單位	1	1	1	1	2	1	1	1	1

附錄 2 開放式「置好啲」免費傢俬組合優惠
Annex 2 Studio Free Furniture Package Benefit

- (I) 傢具優惠由賣方安排並由閣樓專家提供。買方在按買賣合約完成買賣交易的情況下，可免費獲贈表 2 所列明的全部裝飾、傢具和物件(『該傢具』)。
The Furniture Benefit is arranged by the Vendor and provided by Loft Master HK. Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase, the purchaser will be provided with all the decoration, furniture and chattels as listed in Table 2 (the “Furniture”) free of charge.
- (II) 買方須付清住宅物業之樓價及按買賣合約完成住宅物業買賣，不管：
The purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase irrespective of whether:
- (a) 就傢具優惠有否引起任何爭議；及
there is any dispute arising from the Furniture Benefit; and
 - (b) 指定傢具供應商交付予買方的所有或任何該傢具是否與傢具優惠之條款一致。
all or any of the Furniture delivered by designated furniture providers to the purchaser is in accordance with the terms of the Furniture Benefit.
- (III) 賣方或其代表不會就傢具優惠及該傢具提供保養或作出任何保證或陳述，更不會就該傢具狀況、狀態、品質、性能或任何該傢具是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢具有任何異議或質疑，應直接聯絡閣樓專家。
The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect of the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the condition, state, quality, fitness of the Furniture or as to whether any of the Furniture is or will be in working condition. If the purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact Loft Master HK directly.
- (IV) 賣方不會就傢具優惠和/或該傢具承擔任何直接或間接的責任或損失。
The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

表 2
Table 2

	梳化 Sofa	電視櫃 TV Cabinet	雙人床架連床頭櫃 Double Bed Frame and Nightstand	衣櫃 Wardrobe	收納櫃 Book Cabinet	玻璃屏風 Glass Partition	天花燈飾 Ceiling Lampt	裝飾櫃 Decorative Cabinet
Studio units 開放式單位	1	1	1	1	1	1	1	1

- (6) 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:

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
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
建富物業 Kin Fu Realty
香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited
香港地產代理商總會 Hong Kong Real Estate Agencies General Association
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
光華地產 Kwong Wah Property Agency
太陽物業香港代理有限公司 Sunrise Property HK Agency Limited
至譽國際有限公司 Prestige Homes International 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.

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