

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	丹桂村路 65-89號 65-89 TAN KWAI TSUEN ROAD	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	丹桂村路 65-89號 65-89 TAN KWAI TSUEN ROAD		
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)		170	

印製日期 Date of Printing	價單編號 Number of Price List
2016年5月12日	3

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
2016年6月13日	3A	--
2016年7月4日	3B	--
2016年8月10日	3C	--

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.)									
				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
富豪·悅庭丹桂村路71B號△* 71B Tan Kwai Tsuen Road, Casa Regalia△*	257.978 (2777) 露台 Balcony: 4.500 (48)	34,622,000	134,205 (12,467)	--	--	--	6.278 (68)	84.682 (912)	--	52.433 (564)	6.843 (74)	--	--
富豪·悅庭丹桂村路75B號* 75B Tan Kwai Tsuen Road, Casa Regalia*	221.622 (2386) 露台 Balcony: 3.718 (40)	29,054,000	131,097 (12,177)	--	--	--	15.019 (162)	68.821 (741)	--	35.755 (385)	6.862 (74)	--	--
富豪·悅庭丹桂村路79A號# 79A Tan Kwai Tsuen Road, Casa Regalia#	199.785 (2150) 露台 Balcony: 3.718 (40)	22,845,000	114,348 (10,626)	--	--	--	13.368 (144)	48.645 (524)	--	31.465 (339)	6.716 (72)	--	--
富豪·悅庭丹桂村路83C號△* 83C Tan Kwai Tsuen Road, Casa Regalia△*	251.030 (2702) 露台 Balcony: 4.500 (48)	39,048,000	155,551 (14,452)	--	--	--	6.278 (68)	104.283 (1123)	--	53.599 (577)	3.681 (40)	--	--
富豪·悅庭丹桂村路85D號* 85D Tan Kwai Tsuen Road, Casa Regalia*	222.562 (2396) 露台 Balcony: 3.718 (40)	29,909,000	134,385 (12,483)	--	--	--	15.019 (162)	74.779 (805)	--	35.755 (385)	6.862 (74)	--	--
富豪·悅庭丹桂村路87B號△* 87B Tan Kwai Tsuen Road, Casa Regalia△*	205.813 (2215) 露台 Balcony: 3.718 (40)	27,195,000	132,135 (12,278)	--	--	--	13.368 (144)	62.034 (668)	--	31.721 (341)	6.716 (72)	--	--

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.

本價單第二部分所列出的住宅物業並沒有工作平台及陽台。

The residential properties as shown in Part 2 of this Price List do not comprise any utility platform and verandah.

- (4) 註：於本第(4)段中：Note: In this paragraph (4):

就本價單而言，「售價」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同折扣按售價計算得出之價目，皆以向下捨入方式換算至千位數作為樓價。

For the purpose of this Price List, "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. The price obtained after applying the relevant discount(s) on the Price will be rounded down to the nearest thousand to determine the Purchase Price.

買方於簽署臨時買賣合約時繳付相等於樓價之5%之金額作為臨時訂金，其中港幣\$500,000作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「姚黎李律師行」。

Upon signing the preliminary agreement for sale and purchase, the Purchaser shall pay a preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$500,000 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 "Iu, Lai & Li".

(i) 付款辦法 Payment Terms

(a) 靈活置業付款一(照售價減8%) Flexible Payment Plan 1 (8% discount from Price)

1. 相等於樓價5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of Purchase Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 樓價5%即加付訂金於買方簽署臨時買賣合約後30天內繳付。

5% of Purchase Price being further deposit shall be paid within 30 days after the Purchaser's 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 90 天內繳付。

5% of Purchase Price shall be paid within 90 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

~~4. 樓價85%(樓價餘額)於買方簽署臨時買賣合約後360日內繳付。~~

~~85% of Purchase Price (balance of Purchase Price) shall be paid within 360 days after the Purchaser's signing of the preliminary agreement for sale and purchase.~~

4. 樓價1%於買方簽署臨時買賣合約後180 天內繳付。

1% of Purchase Price shall be paid within 180 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

5. 樓價1%於買方簽署臨時買賣合約後 270 天內繳付。

1% of Purchase Price shall be paid within 270 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

6. 樓價1%於買方簽署臨時買賣合約後 360 天內繳付。

1% of Purchase Price shall be paid within 360 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

7. 樓價1%於買方簽署臨時買賣合約後 450 天內繳付。

1% of Purchase Price shall be paid within 450 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

8. 樓價1%於買方簽署臨時買賣合約後 540 天內繳付。

1% of Purchase Price shall be paid within 540 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

9. 樓價80%(樓價餘額)於買方簽署臨時買賣合約後550 日內繳付。

80% of Purchase Price (balance of Purchase Price) shall be paid within 550 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

(b) 靈活置業付款二 (照售價) Flexible Payment Plan 2 (in accordance with The Price)

1. 相等於樓價5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of Purchase Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 樓價10%即加付訂金於買方簽署臨時買賣合約後 30 天內繳付。

10% of Purchase Price being further deposit shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

~~3. 樓價85%(樓價餘額)於買方簽署臨時買賣合約後360日內繳付。~~

~~85% of Purchase Price (balance of Purchase Price) shall be paid within 360 days after the Purchaser's signing of the preliminary agreement for sale and purchase.~~

3. 樓價1%於買方簽署臨時買賣合約後180 天內繳付。

1% of Purchase Price shall be paid within 180 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

4. 樓價1%於買方簽署臨時買賣合約後 270 天內繳付。

1% of Purchase Price shall be paid within 270 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

5. 樓價1%於買方簽署臨時買賣合約後 360 天內繳付。

1% of Purchase Price shall be paid within 360 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

6. 樓價1%於買方簽署臨時買賣合約後 450 天內繳付。

1% of Purchase Price shall be paid within 450 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

7. 樓價1%於買方簽署臨時買賣合約後 540 天內繳付。

1% of Purchase Price shall be paid within 540 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

8. 樓價80%(樓價餘額)於買方簽署臨時買賣合約後550 日內繳付。

80% of Purchase Price (balance of Purchase Price) shall be paid within 550 days after the Purchaser's 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(4)(i)。

Please refer to (4)(i).

(b) **洋房置業售價折扣 House Purchase Discount**

凡於2016年9月30日或之前簽署臨時買賣合約，買方可獲3%「洋房置業售價折扣」優惠。

Where the preliminary agreement for sale and purchase is signed on or before 30 September 2016, the Purchaser will be offered 3% "House Purchase Discount" on the Price.

因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至千位數作為樓價。

The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest thousand to determine the Purchase Price.

如有爭議，以賣方最終決定為準。

In case of any dispute, the vendor's decision shall be final.

(iii) **可就購買該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) **代繳100%從價印花稅優惠(只適用於「靈活置業付款一」) 100% of Ad Valorem Stamp Duty Benefit (Only applicable to "Flexible Payment Plan 1")**

選擇「靈活置業付款一」之買方可獲代繳100%「從價印花稅優惠」。

The Purchaser who has selected "Flexible Payment Plan 1" shall be entitled to 100% of "Ad Valorem Stamp Duty Benefit".

如有關住宅物業的買賣合約須按第一標準稅率徵收從價印花稅，賣方會代買方繳付買賣合約應付之從價印花稅之100%給稅務局，上限相等於樓價的8.5%。如有關物業的買賣合約是按第二標準稅率徵收從價印花稅，賣方除代買方繳付買賣合約應付之從價印花稅之100%外，並且在本物業買賣完成時向買方支付相等於買賣合約已付之從價印花稅之現金回贈（以第二標準稅率計算）。

為免疑問，如有關物業的買賣合約是按第一標準稅率徵收，則不會有現金回贈。

If the agreement for sale and purchase in respect of the residential property is subject to the payment of Ad Valorem Stamp Duty at Scale 1, the Vendor will pay on behalf of the Purchaser 100% of the Ad Valorem Stamp Duty to the Inland Revenue Department (subject to a cap of 8.5% of Purchase Price). If the agreement for sale and purchase is subject to the payment of Ad Valorem Stamp Duty at Scale 2, the Vendor will pay 100% of the Ad Valorem Stamp Duty and will in addition offer a cash rebate equivalent to the amount of the Ad Valorem Stamp Duty paid at Scale 2 upon completion of the sale and purchase of the residential property. For the avoidance of doubt, no cash rebate will be offered if the agreement for sale and purchase is subject to the payment of Ad Valorem Stamp Duty at Scale 1.

若買方未能按照買賣合約之條款及條件完成住宅物業之買賣或未能按照買賣合約付清成交金額，買方不得享有「從價印花稅優惠」及須應賣方要求立即向賣方支付一筆等同賣方較早前已繳付之「從價印花稅優惠」之款項。

If the Purchaser fails to complete the purchase of the residential property or fails to pay the balance of the Purchase Price in accordance with the terms and conditions of the agreement for sale and purchase, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty Benefit" and shall forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty Benefit" previously paid by the Vendor on the Vendor's demand.

為免疑問，買方有責任繳付所有印花稅，包括但不限於從價印花稅、買家印花稅、額外印花稅(如有)及印花稅署徵收之罰款(如適用)。「從價印花稅優惠」乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「從價印花稅優惠」之任何延遲負責。

For the avoidance of doubt, it is the duty on the part of the Purchaser to pay all stamp duty, including but not limited to ad valorem stamp duty, buyer stamp duty, additional stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty Benefit" is only a subsidy offered by the Vendor and the Vendor shall not be liable for any delay in offering the "Ad Valorem Stamp Duty Benefit" in any event.

此優惠以相關交易文件為準（包括但不限於買方須依照買賣合約訂定的日期付清所購物業每一期樓款及餘款及簽署所有賣方要求之文件）。賣方代繳付之從價印花稅以有關物業不是及不構成一宗更大交易或一系列交易的一部分的基準計算。

The benefit will be granted subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Purchase Price according to the respective dates stipulated in the agreement for sale and purchase and sign all documents required by the Vendor). The Ad Valorem Stamp Duty payable by the Vendor shall be computed on the basis that each property is not and does not form part of a larger transaction or a series of transactions.

(b) 代繳50%買家印花稅及100%從價印花稅優惠（只適用於「靈活置業付款二」） 50% Buyer's Stamp Duty and 100% of Ad Valorem Stamp Duty Benefit (Only applicable to "Flexible Payment Plan 2")

選擇「靈活置業付款二」之買方可獲「代繳50%買家印花稅及100%從價印花稅優惠」。

The Purchaser who has selected "Flexible Payment Plan 2" shall be entitled to the "50% Buyer's Stamp Duty and 100% of Ad Valorem Stamp Duty Benefit".

如有關住宅物業的買賣合約須徵收買家印花稅及從價印花稅，賣方會代買方繳付買賣合約應付之買家印花稅之50%及從價印花稅之100%給稅務局。兩者合共上限相等於樓價的16%。

If the agreement for sale and purchase in respect of the residential property is subject to the Buyer's Stamp Duty and Ad Valorem Stamp Duty, the Vendor will pay on behalf of the Purchaser 50% of the Buyer's Stamp Duty and 100% of the Ad Valorem Stamp Duty to the Inland Revenue Department (subject to a cap of 16% of Purchase Price for both).

買方須於臨時合約簽署日期後之五個工作日內將買賣合約應付之所有印花稅中買家印花稅及從價印花稅優惠涵蓋範圍外之部分(包括但不限於餘下之買家印花稅之50%)交付賣方律師。

The Purchaser shall pay the part of all stamp duties on the agreement of sale and purchase not covered by the Buyer's Stamp Duty and Ad Valorem Stamp Duty Benefit (including but not limited to remaining 50% of the Buyer's Stamp Duty) to the Vendor's solicitors within 5 working days after the date of the preliminary agreement for sale and purchase.

若買方未能按照買賣合約之條款及條件完成住宅物業之買賣或未能按照買賣合約付清成交金額，買方不得享有「代繳50%買家印花稅及100%從價印花稅優惠」及須應賣方要求立即向賣方支付一筆等同賣方較早前已繳付之「代繳50%買家印花稅及100%從價印花稅優惠」之款項。

If the Purchaser fails to complete the purchase of the residential property or fails to pay the balance of the Purchase Price in accordance with the terms and conditions of the agreement for sale and purchase, the Purchaser shall no longer be entitled to the "50% Buyer's Stamp Duty and 100% of Ad Valorem Stamp Duty Benefit" and shall forthwith pay to the Vendor an amount equivalent to the "50% Buyer's Stamp Duty and 100% of Ad Valorem Stamp Duty Benefit" previously paid by the Vendor on the Vendor's demand.

為免疑問，買方有責任繳付所有印花稅，包括但不限於從價印花稅、買家印花稅、額外印花稅(如有)及印花稅署徵收之罰款(如適用)。「代繳50%買家印花稅及100%從價印花稅優惠」乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳50%買家印花稅及100%從價印花稅優惠」之任何延遲負責。

For the avoidance of doubt, it is the duty on the part of the Purchaser to pay all stamp duty, including but not limited to ad valorem stamp duty, buyer stamp duty, additional stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The "50% Buyer's Stamp Duty and 100% of Ad Valorem Stamp Duty Benefit" is only a subsidy offered by the Vendor and the Vendor shall not be liable for any delay in offering the "50% Buyer's Stamp Duty and 100% of Ad Valorem Stamp Duty Benefit" in any event.

此優惠以相關交易文件為準（包括但不限於買方須依照買賣合約訂定的日期付清所購物業每一期樓款及餘款及簽署所有賣方要求之文件）。賣方代繳付之從價印花稅以有關物業不是及不構成一宗更大交易或一系列交易的一部分的基準計算。

The benefit will be granted subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Purchase Price according to the respective dates stipulated in the agreement for sale and purchase and sign all documents required by the Vendor). The Ad Valorem Stamp Duty payable by the Vendor shall be computed on the basis that each property is not and does not form part of a larger transaction or a series of transactions.

(e) **特別折扣優惠 Special Discount Benefit**

買方如依照買賣合約訂定的日期付清所購住宅物業樓價每一期樓款及餘款，買方可獲2%的樓價折扣作為「特別折扣優惠」，該「特別折扣優惠」將於成交時直接用於支付部分樓價餘額。

If the Purchaser settles each part payment and the balance of the Purchase Price according to the respective due dates stipulated in the agreement for sale and purchase, the Purchaser will be offered 2% discount on the Purchase Price as the "Special Discount Benefit". The "Special Discount Benefit" will be applied to settle part payment of the balance of the Purchase Price directly on completion.

為免疑問，就每個住宅物業的買賣，買方只可選擇特別折扣優惠或申請下述第(4)(iii)(d)段的備用第一按揭貸款（如適用）的優惠。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之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either "Special Discount Benefit" or to apply for the Standby First Mortgage Loan (if applicable) mentioned in paragraph (4)(iii)(d) below. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(d) **備用第一按揭貸款（只適用於此價單第三部分標上"△"之洋房） Standby First Mortgage Loan (Only applicable to those Houses marked with a "△" in Part 2 of this Price List)**

買方可向賣方的指定財務機構（「指定財務機構」）申請第一按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the First Mortgage Loan. Key terms are as follows:

1. 買方須於完成住宅物業的買賣的最少45日前以書面向指定財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the designated financing company for the First Mortgage Loan not less than 45 days before the date of settlement of the balance of the purchase price.

2. 向該財務機構申請的第一按揭貸款款額不得超過樓價80%，買方須於提款日後開始每月供款，利息亦由提款日起開始計算。

The amount of the First Mortgage Loan applied to such financial institution(s) shall not exceed 80% of the Purchase Price. The Purchaser shall pay monthly instalments and interest shall be accrued starting from the date of drawdown.

3. 第一按揭貸款以該住宅物業之第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

4. 第一按揭貸款年期最長為25年。

The maximum tenor of First Mortgage Loan shall be 25 years.

5. 首36個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率（「港元最優惠利率」）減2% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。

Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

6. 買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

7. 第一按揭貸款申請須由指定財務機構獨立審批。

The First Mortgage Loan shall be approved by the designated financing company independently.

8. 買方須就申請第一按揭貸款支付港幣\$5,000申請手續費。

The Purchaser shall pay HK\$5,000 being the application fee for the First Mortgage Loan.

9. 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款之一切律師費用及雜費。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

為免疑問，就每個住宅物業的買賣，如買方選擇申請備用第一按揭貸款（如適用），則不再享有上述第(4)(iii)(e)段的特別折扣優惠。買方須為於同一份臨時買賣合約下購買的所有住宅

物業選擇相同之優惠

~~For the avoidance of doubt, for each purchase of a residential property, if the Purchaser choose to apply for the Standby First Mortgage Loan (if applicable), then the Purchaser will no longer be eligible for the "Special Discount Benefit" mentioned in paragraph (4)(iii)(c) above. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.~~

(c) **備用第二按揭貸款 Standby Second Mortgage Loan**

買方可向賣方的指定財務機構(「指定財務機構」)申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Standby Second Mortgage Loan. Key terms are as follows:

1. 買方必須於付清樓價餘額之日或買賣合約內訂明的成交日期(以較早者為準)前最少45日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 45 days before date of settlement of the balance of the purchase price or the completion date as specified in the agreement for sale and purchase (whichever is earlier).
2. 第二按揭貸款首36個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(「港元最優惠利率」)減2% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2% p.a.; thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
3. 第二按揭貸款最高金額為淨樓價的40%。惟第一及第二按揭貸款總金額不得超過成交金額的85%。
The maximum second mortgage loan amount shall be 40% of the net purchase price. But the total mortgage amount of first mortgage plus the Second Mortgage Loan shall not exceed 85% of Purchase Price.
4. 第二按揭貸款年期最長為25年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 25 years or the tenor of first mortgage loan, whichever is shorter.
5. 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability.
6. 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
7. 第一按揭貸款及第二按揭貸款申請需由有關承按揭機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
8. 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
9. 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
10. 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
11. 賣方無給予或視之為已給予任何就備用第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Standby Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the second mortgage in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire

with the banks.

(d) **提前入住優惠（只適用於個人名義買方） Early Move-in Offer (Applicable only to the Purchaser who is individual(s))**

受限於以下的先決條件，賣方可給予買方入住許可證以准許買方以許可人的身份佔用指定住宅物業：-

The Vendor may grant a licence to the Purchaser to occupy the designated residential property as a licensee subject to the following conditions precedent:-

1. 買方於簽署臨時買賣合約購買指定住宅物業之後任何時間可向賣方遞交買方已簽妥的提前入住優惠的申請表格，惟有關申請必須於買方擬提前入住的日期之30日前提出
Submission of an application form duly signed by the Purchaser to the Vendor for the Early Move-in Offer at any time after the signing of the preliminary agreement for sale and purchase of a designated residential property. However, the application must be made 30 days before the date of which the Purchaser intends to early move-in.
- ~~2. 買方已根據買賣合約向賣方繳付不少於樓價15%及另外每月繳付相等於樓價0.5%之入住許可證費用（提前入住首月另須繳付樓價1%之前期按金）；
—The Purchaser has paid to the Vendor not less than 15% of Purchase Price in accordance with the agreement for sale and purchase and separately paid a monthly licence fee equivalent to 0.5% of the Purchase Price —
—(an extra 1% of Purchase Price shall be paid at the first month of Early Move-in as the up front deposit);~~
2. 許可期的首日不可早於買方簽署臨時買賣合約後90日，而許可期必須隨指定住宅物業的買賣按買賣合約交易完成而終止，但無論如何許可期必須在簽署臨時買賣合約的日期後550日內終止；
The licence period shall not commence on a date earlier than 90 days after the signing of the preliminary agreement for sale and purchase by the Purchaser and shall end together with the completion of the sale and purchase of the designated residential property in accordance with the agreement for sale and purchase, but in any event within 550 days after the date of signing of the preliminary agreement for sale and purchase;
3. 買方已同意繳付按以下所述每個曆月之行政費用；
The Purchaser has agreed to pay the monthly administrative fee mentioned below;
4. 買方已簽署一份經由賣方訂明的許可協議；
A Licence Agreement in a prescribed form of the Vendor has been signed by the Purchaser;
5. 買方已同意負責所有法律費用（包括就許可協議而產生的印花稅（如有））；
The Purchaser has agreed to bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement; and
6. 任何其他由賣方施加的條款及細則。
Any other terms and conditions as shall be imposed by the Vendor.

在許可期內，買方須每月向賣方預先繳交以住宅單位的實用面積計算每平方呎及每個曆月港幣5.5元之行政費用。行政費用按曆月收取，即使相關期間不足一個月亦以一個月計算。賣方負責住宅物業之相關管理費、地租及差餉，而其他雜費則由買方負責。

The Purchaser shall pay the Vendor in advance a monthly administrative fee of HK\$5.5 per square foot of the saleable area of the residential property per calendar month during the licence period. The administrative fee is charged on calendar monthly basis and the relevant period will be treated as one month even if it is less than one month. The Vendor shall be responsible for management fees, Government rent and rates of the residential property while all other outgoings and expenses shall be borne by the Purchaser.

~~如買方按買賣合約完成住宅物業買賣，入住許可證費用連同前期按金(不含利息)將用作繳付部份樓價餘額。買方須於住宅物業的買賣交易日前最少21日，以書面方式通知賣方實際完成交易日期。賣方會於收到通知並確認有關資料無誤後將入住許可證費用連同前期按金直接用於支付部份樓價餘額。~~

~~If the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the licence fee together with the up front deposit (without interest) will be used for part payment of balance of purchase price. The Purchaser shall notify the Vendor in writing of the actual date of completion at least 21 days before the date of completion of the sale and purchase. The Vendor will apply the licence fee together with the up front deposit to settle part payment of the balance of the purchase price directly after the Vendor has received the notification and duly verified the information.~~

~~為免疑問，如使用第(4)(iii)(f)段之提前入住優惠之買方，不再享下述第(4)(iii)(e)段之提前成交折扣優惠。~~

~~For the avoidance of doubt, the Purchaser who enjoys the Early Move-in Offer set out in paragraph (4)(iii)(f) shall not be eligible for the Early Completion Discount set out in paragraph (4)(iii)(e) below.~~

(e) **提前成交折扣優惠 Early Completion Discount**

凡選擇第(4)(i)段所述的付款辦法之買方提前於買賣合約訂明的交易日之前成交及繳付全部樓價餘額，可根據以下列表獲賣方送出提前成交折扣優惠。

Where the Purchaser who chooses the payment terms stated in paragraph(4)(i) selects to early complete the transaction and fully pay the balance of the Purchase Price in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Discount offered by the Vendor according to the table below.

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交折扣優惠 Early Completion Discount
於買方簽署臨時買賣合約的日期後180日期間內 Within 180 days after the date of Purchaser's signing of the preliminary agreement for sale and purchase.	樓價4% 4% of the Purchase Price
於買方簽署臨時買賣合約的日期後360日期間內 Within 360 days after the date of Purchaser's signing of the preliminary agreement for sale and purchase.	樓價2% 2% of the Purchase Price

買方須於擬提前成交及付清全部樓價餘額日期前最少14 30日，以書面向賣方申請，方可享獲提前成交折扣優惠。賣方會於收到申請並確認有關資料無誤後確認接受提前成交及付款申請並將提前付款折扣優惠直接用於支付部分樓價餘額。為此項申請買方需簽署一份由賣方之代表律師準備的補充合約。就本提前成交折扣優惠，買方須自行承擔所有費用和支出（包括但不限於印花稅和補充合約之律師費用）。

The Purchaser shall notify the Vendor in writing to apply for early payment of the entire balance of the purchase price in order to be eligible for the Early Completion Discount at least 14 30 days before the proposed date of early completion and payment. After the Vendor received the application and duly verified the application, the Vendor will confirm acceptance of early completion and payment and apply the Early Completion Discount as part payment of the balance of the Purchase Price directly. The Purchaser has to enter into a supplemental agreement in relation to his application prepared by the Vendor's Solicitors. The Purchaser shall be solely responsible for all costs and disbursement (including but not limited to stamp duty and the legal fees in relation to the supplemental agreement) in relation to this Early Completion Discount.

如有爭議，以賣方最終決定為準。

In case of any dispute, the vendor's decision shall be final.

(f) **住宅停車位優惠 Offer of Residential Car Parking Space**

如買方選購於價單上設有符號“*”的住宅物業的買方可獲認購2個發展項目的住宅停車位之權利，而選購於價單上設有符號“#”的住宅物業的買方可獲認購1個發展項目的住宅停車位之權利。每個住宅停車位的售價為港幣\$150萬元，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 Purchaser of a residential property that is marked with a "*" in the price list shall have an option to purchase TWO residential car parking spaces of the development while if marked with a "#" in the price list shall have an option to purchase ONE residential car parking space of the development. The price of each residential car parking space is HK\$1.5 million. The sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(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

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正式買賣合約、按揭契、及轉讓契等法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/ her behalf in respect of all legal documentation in relation to the purchase (including formal agreement for sale and purchase, mortgage and assignment, etc.), the Vendor agrees to bear the Purchaser's legal costs of the formal agreement for sale and purchase and the assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件律師費用。

If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the formal agreement for sale and purchase and the assignment.

買方須支付一概有關臨時買賣合約、正式買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售合約的印花稅、額外印花稅(按《印花稅條例》所定義)、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)、登記費及其他支出費用。

All stamp duty (including without limitation any stamp duty on any nomination or sub-sale agreement, any “special stamp duty” defined in the Stamp Duty Ordinance, any buyer’s stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the formal agreement for sale and purchase and the assignment will be borne by the Purchaser.

(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、該住宅物業的正式買賣合約及轉讓契之圖則費、該住宅物業按揭(如有)及附加合約(如有)之法律費用及其他支出等,均由買方負責。

The Purchaser 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 formal agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) in respect of the residential property.

(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:

1. 中原地產代理有限公司 Centaline Property Agency Limited
2. 美聯物業代理有限公司 Midland Realty International Limited
3. 利嘉閣地產有限公司 Ricacorp Properties Limited
4. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
5. 世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
6. 云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
7. 香港(國際)地產商會 Hong Kong (International) Realty Association
8. 香港地產代理商總會 Hong Kong Real Estate Agencies General Association
9. 理想家居地產代理有限公司 Ideal Home Property Agency 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：www.casaregalia.hk**

The address of the website designated by the vendor for the development is: www.casaregalia.hk