

### 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	--
2016年9月19日	3D	--
2016年10月31日	3E	--
2017年4月10日	3F	✓

**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, 每平方米呎) 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.)									
				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
洋房 House	富豪·悅庭丹桂村路71B號* 71B Tan Kwai Tsuen Road, Casa Regalia*	34,622,000	134,205 (12,467)	--	--	--	6.278 (68)	84.682 (912)	--	52.433 (564)	6.843 (74)	--	--
		54,638,000	211,793 (19,675)	--	--	--	15.019 (162)	68.821 (741)	--	35.755 (385)	6.862 (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)	--	--	--	13.368 (144)	48.645 (524)	--	31.465 (339)	6.716 (72)	--	--
		22,845,000	114,348 (10,626)	--	--	--	6.278 (68)	104.283 (1123)	--	53.599 (577)	3.681 (40)	--	--
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)	--	--	--	15.019 (162)	74.779 (805)	--	35.755 (385)	6.862 (74)	--	--
		53,265,000	212,186 (19,713)	--	--	--	13.368 (144)	62.034 (668)	--	31.721 (341)	6.716 (72)	--	--
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)	--	--	--	6.278 (68)	104.283 (1123)	--	53.599 (577)	3.681 (40)	--	--
		27,195,000	132,135 (12,278)	--	--	--	13.368 (144)	62.034 (668)	--	31.721 (341)	6.716 (72)	--	--
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)	29,909,000	134,385 (12,483)	--	--	--	15.019 (162)	74.779 (805)	--	35.755 (385)	6.862 (74)	--	--
		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 "Yu, Lai & Li".

#### (i) 付款辦法 Payment Terms

##### 輕鬆置業付款 (照售價減2%) Relax Payment Plan (2% 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180 日內繳付。  
85% of Purchase Price (balance of Purchase Price) shall be paid within 180 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

請參閱(4)(i)。

Please refer to (4)(i).

(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) (i) **優選6年超長過渡性貸款安排 (Premier 6-Year Bridging Loan Arrangement)**

買方可向賣方指定財務機構(「指定財務機構」)以書面申請最高金額為樓價80%的6年過渡性貸款(「過渡性貸款」)，惟須受以下條款及條件規限：

The Purchaser shall make a written application to the designated financing company ("designated financing company") for a 6-year bridging loan (the "bridging loan") with a maximum amount equivalent to 80% of the Purchase Price.

Terms and conditions 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過渡性貸款。  
The Purchaser shall make a written application to the designated financing company for the bridging 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過渡性貸款款額不得超過樓價80%。  
The amount of the bridging loan applied to such financial institution(s) shall not exceed 80% of the Purchase Price.
3. 過渡性貸款須以該住宅物業之第一法定按揭作抵押。  
The bridging loan shall be secured by a first legal mortgage over the residential property.
4. 過渡性貸款年期為6年。  
The tenor of the bridging loan shall be 6 years.
5. 買方必須於提取過渡性貸款日期起計，每個月就所提取的過渡性貸款額支付利息，首兩年的年利率為定息1%；第3年及第4年的年利率以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1%計算，第5年及第6年的年利率則以港元最優惠利率計算。最終年利率以指定財務機構之審批結果而定，賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。  
The Purchaser shall pay the relevant interest in respect of the bridging loan drawn each month after the drawdown of the bridging loan. The first 2 years' interest rate is fixed at 1% p.a.; the interest rate of the 3rd and 4th years 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 1% p.a.; the interest rate of the 5th and 6th years shall be Hong Kong Dollar Best Lending Rate. The final interest rate will be subject to final approval by the designated financing company. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
6. 除以上第(4)(iii)(a)(i)5條所述的利息外，買方亦須每個月就過渡性貸款中相等於樓價30%金額之部分償還本金，一共為72期，每期約為樓價的0.417%。  
Apart from the above sentence (4)(iii)(a)(i)5 regarding the interest payment, the Purchaser shall also repay the principal equivalent to 30% of the Purchase Price in respect of the part of the bridging loan. There are totally 72 installments and each installment is equivalent to about 0.417% of the Purchase Price.
7. 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.

8. 所有過渡性貸款的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過渡性貸款的律師費用及雜費。  
All legal documents of the bridging 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 bridging loan.
9. 買方敬請向指定財務機構查詢有關過渡性貸款用途及詳情。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 bridging 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.

過渡性貸款條款及批核條件僅供參考，指定財務機構保留不時更改過渡性貸款之借貸條款及批核條件的權利。

The terms and conditions and approval conditions of the bridging loan are for reference only, the designated financing company reserves the right to change the terms and conditions and approval conditions of the bridging loan from time to time as it sees fit.

有關過渡性貸款之批核與否及借款條款以指定財務機構之最終決定為準，與賣方無關，且於任何情況下賣方均無須為此負責；賣方並無或不得被視為就過渡性貸款之借款條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

The terms and conditions and the approval of applications for the bridging loan are subject to the final decision of the designated financing company, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the bridging loan.

#### (ii) 4% 現金回贈優惠 (4% Cash Rebate Benefit)

如買方不論任何原因最終沒有採用上述之80%過渡性貸款安排，並依照買賣合約訂定的日期付清每一期樓款及樓價餘款，買方可獲樓價4%之現金回贈，詳情以相關交易文件條款為準。

Subject to the terms and conditions of the relevant transaction documents, a cash rebate of 4% of the Purchase Price will be provided to the Purchaser if the Purchaser for whatever reasons does not adopt the arrangement of the above 80% Bridging Loan, and settles the part payment and the balance of the Purchase Price in accordance to the payment dates stipulated in the agreement for sale and purchase.

#### (iii) 優選備用第二按揭貸款安排 (Premier Standby Second Mortgage Loan Arrangement)

如買方提取優選6年超長過渡性貸款，買方亦可向指定財務機構申請最高金額為樓價40%或該物業估價(由指定財務機構釐定)之40%(以較低者為準)之備用第二按揭貸款，惟須受以下條款及條件規限：

If the Purchaser has drawn the 'Premier 6-Year Bridging Loan', the Purchaser may also apply to the designated financing company for a standby second mortgage loan with a maximum loan amount equivalent to 40% of the Purchase Price or 40% of the valuation of the residential property (as determined by the designated financing company)(whichever is lower) (the "second mortgage loan"). Terms and conditions are as follows:

- 買方必須於過渡性貸款到期日之前最少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 the second mortgage loan not less than 45 days before the maturity date of the bridging loan.
- 第二按揭貸款之按揭年利率為香港上海滙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」)，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 the second mortgage loan 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") p.a., subject to fluctuation. The final interest rate will be subject to the approval by the designated financing company.
- 第二按揭貸款最高金額為樓價的40%或該物業估價(由指定財務機構釐定)之40%(以較低者為準)。惟第一及第二按揭貸款總金額不得超過樓價的85%或物業估價(由指定財務機構釐定)之85%(以較低者為準)。  
The maximum second mortgage loan amount shall be 40% of the Purchase Price or 40% of the valuation of the property (as determined by the designated financing company)(whichever is lower).  
But the total mortgage amount of first mortgage plus the second mortgage loan shall not exceed 85% of the Purchase Price or 85% of the valuation of the residential property (as determined by the designated financing company) (whichever is lower).
- 第二按揭貸款年期最長為20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 20 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須由有關承按機構獨立審批。  
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. 買方須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優選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 Premier 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.

**(b) 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. Terms and conditions 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滙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2.75% p.a.，其後之按揭利率為港元最優惠利率減1% p.a.，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 2.75% p.a.; thereafter at Hong Kong Dollar Best Lending Rate minus 1% p.a., 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樓價的40%。惟第一及第二按揭貸款總金額不得超過樓價的85%。  
The maximum second mortgage loan amount shall be 40% of the 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須由有關承按機構獨立審批。  
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. 買方須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.

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

選購於價單上設有符號 “\*” 的住宅物業的買方，可獲得下列發展項目的指明住宅停車位1個。

The Purchaser of a residential property that is marked with a "\*" in the price list shall have a designated residential car parking space as stated below.

洋房 House	指明住宅停車位 Designated Residential Car Parking Space
富豪·悅庭丹桂村路71B號 71B Tan Kwai Tsuen Road, Casa Regalia	11
富豪·悅庭丹桂村路83C號 83C Tan Kwai Tsuen Road, Casa Regalia	66

以上有關洋房及指明住宅停車位必須受同一份臨時買賣合約、同一份買賣合約及同一份轉讓契涵蓋。

The above residential property and the relevant specific residential car parking space shall be sold under in one single preliminary agreement for sale and purchase, one single agreement for sale and purchase and one single assignment.

此外，買方另可獲認購多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\$160萬元，銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

In addition, the Purchaser shall have an option to purchase ONE extra residential car parking space of the development. The price of each residential car parking space is HK\$1.6 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.

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

(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、該住宅物業之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**