

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
2015年6月1日	2

修改價單(如有) Revision to Price List (if

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
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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.)									
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 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
Domus 尚築	G	1	25.661 (276) 露台 Balcony: -	4,380,000	170,687 (15,870)	--	--	--	--	16.880 (182)	--	--	--	--	--
	G	2	19.348 (208) 露台 Balcony: -	3,438,000	177,693 (16,529)	--	--	--	--	10.165 (109)	--	--	--	--	--
	G	3	23.169 (249) 露台 Balcony: -	3,960,000	170,918 (15,904)	--	--	--	--	12.930 (139)	--	--	--	--	--
	G	7	20.384 (219) 露台 Balcony: -	3,488,000	171,115 (15,927)	--	--	--	--	8.040 (87)	--	--	--	--	--
	G	8	20.384 (219) 露台 Balcony: -	3,528,000	173,077 (16,110)	--	--	--	--	8.742 (94)	--	--	--	--	--
	G	9	20.384 (219) 露台 Balcony: -	3,558,000	174,549 (16,247)	--	--	--	--	9.447 (102)	--	--	--	--	--
	G	10	20.384 (219) 露台 Balcony: -	3,598,000	176,511 (16,429)	--	--	--	--	10.148 (109)	--	--	--	--	--
	G	11	20.384 (219) 露台 Balcony: -	3,638,000	178,473 (16,612)	--	--	--	--	10.853 (117)	--	--	--	--	--

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.)									
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 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
Domus 尚築	G	12	20.350 (219) 露台 Balcony: -	3,718,000	182,703 (16,977)	--	--	--	--	13.311 (143)	--	--	--	--	--
	G	15	17.758 (191) 露台 Balcony: -	3,186,000	179,412 (16,681)	--	--	--	--	6.629 (71)	--	--	--	--	--
	G	16	20.498 (221) 露台 Balcony: -	3,418,000	166,748 (15,466)	--	--	--	--	6.289 (68)	--	--	--	--	--
	G	17	20.384 (219) 露台 Balcony: -	3,398,000	166,699 (15,516)	--	--	--	--	6.289 (68)	--	--	--	--	--
	G	18	20.384 (219) 露台 Balcony: -	3,398,000	166,699 (15,516)	--	--	--	--	6.289 (68)	--	--	--	--	--
	G	19	20.384 (219) 露台 Balcony: -	3,398,000	166,699 (15,516)	--	--	--	--	6.289 (68)	--	--	--	--	--
	G	20	20.384 (219) 露台 Balcony: -	3,398,000	166,699 (15,516)	--	--	--	--	6.289 (68)	--	--	--	--	--
	G	21	20.384 (219) 露台 Balcony: -	3,428,000	168,171 (15,653)	--	--	--	--	7.147 (77)	--	--	--	--	--

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.)									
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 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
Domus 尚築	G	22	21.209 (228) 露台 Balcony: -	3,528,000	166,344 (15,474)	--	--	--	--	8.204 (88)	--	--	--	--	--
	G	23	20.761 (223) 露台 Balcony: -	3,538,000	170,416 (15,865)	--	--	--	--	8.547 (92)	--	--	--	--	--
	G	25	20.384 (219) 露台 Balcony: -	3,518,000	172,586 (16,064)	--	--	--	--	8.589 (92)	--	--	--	--	--
	G	26	20.862 (225) 露台 Balcony: -	3,528,000	169,111 (15,680)	--	--	--	--	7.313 (79)	--	--	--	--	--
	G	28	20.498 (221) 露台 Balcony: -	3,538,000	172,602 (16,009)	--	--	--	--	8.595 (93)	--	--	--	--	--
	G	29	17.758 (191) 露台 Balcony: -	3,233,000	182,059 (16,927)	--	--	--	--	10.630 (114)	--	--	--	--	--
	G	30	20.350 (219) 露台 Balcony: -	3,720,000	182,801 (16,986)	--	--	--	--	13.857 (149)	--	--	--	--	--
	G	31	20.384 (219) 露台 Balcony: -	3,668,000	179,945 (16,749)	--	--	--	--	11.109 (120)	--	--	--	--	--

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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 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
Domus 尚築	G	32	20.384 (219) 露台 Balcony: -	3,668,000	179,945 (16,749)	--	--	--	--	11.109 (120)	--	--	--	--	--
	G	33	20.275 (218) 露台 Balcony: -	3,608,000	177,953 (16,550)	--	--	--	--	10.128 (109)	--	--	--	--	--
	G	35	20.987 (226) 露台 Balcony: -	3,768,000	179,540 (16,673)	--	--	--	--	12.703 (137)	--	--	--	--	--
	G	36	20.384 (219) 露台 Balcony: -	3,708,000	181,907 (16,932)	--	--	--	--	13.232 (142)	--	--	--	--	--
	G	37	20.384 (219) 露台 Balcony: -	3,718,000	182,398 (16,977)	--	--	--	--	13.793 (148)	--	--	--	--	--
	G	38	20.841 (224) 露台 Balcony: -	3,788,000	181,757 (16,911)	--	--	--	--	13.938 (150)	--	--	--	--	--
	1	5	25.404 (273) 露台 Balcony: 2.093 (23)	3,668,000	144,387 (13,436)	--	--	--	--	--	--	--	--	--	--
	1	16	20.319 (219) 露台 Balcony: 2.005 (22)	3,068,000	150,992 (14,009)	--	--	--	--	--	--	--	--	--	--

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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 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
Domus 尚築	1	17	22.680 (244) 露台 Balcony: 2.005 (22)	3,290,000	145,062 (13,484)	--	--	--	--	--	--	--	--	--	--
	1	18	22.566 (243) 露台 Balcony: 2.005 (22)	3,288,000	145,706 (13,531)	--	--	--	--	--	--	--	--	--	--
	1	19	22.566 (243) 露台 Balcony: 2.005 (22)	3,288,000	145,706 (13,531)	--	--	--	--	--	--	--	--	--	--
	1	20	22.566 (243) 露台 Balcony: 2.005 (22)	3,288,000	145,706 (13,531)	--	--	--	--	--	--	--	--	--	--
	1	21	22.566 (243) 露台 Balcony: 2.005 (22)	3,288,000	145,706 (13,531)	--	--	--	--	--	--	--	--	--	--
	1	22	22.566 (243) 露台 Balcony: 2.005 (22)	3,288,000	145,706 (13,531)	--	--	--	--	--	--	--	--	--	--
	1	23	23.274 (251) 露台 Balcony: 2.005 (22)	3,368,000	144,711 (13,418)	--	--	--	--	--	--	--	--	--	--
	1	25	25.846 (278) 露台 Balcony: 2.103 (23)	3,698,000	143,078 (13,302)	--	--	--	--	--	--	--	--	--	--

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Domus 尚築	1	26	22.566 (243) 露台 Balcony: 2.005 (22)	3,288,000	145,706 (13,531)	--	--	--	--	--	--	--	--	--	
	1	27	22.700 (244) 露台 Balcony: 2.005 (22)	2,838,000	125,022 (11,631)	--	--	--	--	--	--	--	--	--	
	1	28	22.697 (244) 露台 Balcony: 1.735 (19)	3,290,000	144,953 (13,484)	--	--	--	--	--	--	--	--	--	
	1	29	22.680 (244) 露台 Balcony: 2.005 (22)	3,290,000	145,062 (13,484)	--	--	--	--	--	--	--	--	--	
	1	30	19.951 (215) 露台 Balcony: 2.005 (22)	3,048,000	152,774 (14,177)	--	--	--	--	--	--	--	--	--	
	2	5	25.404 (273) 露台 Balcony: 2.093 (23)	3,718,000	146,355 (13,619)	--	--	--	--	--	--	--	--	--	
	2	16	20.319 (219) 露台 Balcony: 2.005 (22)	3,098,000	152,468 (14,146)	--	--	--	--	--	--	--	--	--	
	2	17	22.680 (244) 露台 Balcony: 2.005 (22)	3,360,000	148,148 (13,770)	--	--	--	--	--	--	--	--	--	

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Domus 尚築	2	18	22.566 (243) 露台 Balcony: 2.005 (22)	3,358,000	148,808 (13,819)	--	--	--	--	--	--	--	--	--	--
	2	19	22.566 (243) 露台 Balcony: 2.005 (22)	3,358,000	148,808 (13,819)	--	--	--	--	--	--	--	--	--	--
	2	20	22.566 (243) 露台 Balcony: 2.005 (22)	3,358,000	148,808 (13,819)	--	--	--	--	--	--	--	--	--	--
	2	21	22.566 (243) 露台 Balcony: 2.005 (22)	3,358,000	148,808 (13,819)	--	--	--	--	--	--	--	--	--	--
	2	22	22.566 (243) 露台 Balcony: 2.005 (22)	3,358,000	148,808 (13,819)	--	--	--	--	--	--	--	--	--	--
	2	23	23.274 (251) 露台 Balcony: 2.005 (22)	3,438,000	147,718 (13,697)	--	--	--	--	--	--	--	--	--	--
	2	25	25.846 (278) 露台 Balcony: 2.103 (23)	3,758,000	145,400 (13,518)	--	--	--	--	--	--	--	--	--	--
	2	26	22.566 (243) 露台 Balcony: 2.005 (22)	3,358,000	148,808 (13,819)	--	--	--	--	--	--	--	--	--	--

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Domus 尚築	2	27	22.700 (244) 露台 Balcony: 2.005 (22)	3,368,000	148,370 (13,803)	--	--	--	--	--	--	--	--	--	--
	2	28	22.697 (244) 露台 Balcony: 1.735 (19)	3,368,000	148,390 (13,803)	--	--	--	--	--	--	--	--	--	--
	2	29	22.680 (244) 露台 Balcony: 2.005 (22)	3,368,000	148,501 (13,803)	--	--	--	--	--	--	--	--	--	--
	2	30	19.951 (215) 露台 Balcony: 2.005 (22)	3,068,000	153,777 (14,270)	--	--	--	--	--	--	--	--	--	--
	3	5	25.404 (273) 露台 Balcony: 2.093 (23)	3,768,000	148,323 (13,802)	--	--	--	--	--	--	--	--	--	--
	3	16	20.319 (219) 露台 Balcony: 2.005 (22)	3,118,000	153,452 (14,237)	--	--	--	--	--	--	--	--	--	--
	3	17	22.680 (244) 露台 Balcony: 2.005 (22)	3,420,000	150,794 (14,016)	--	--	--	--	--	--	--	--	--	--
	3	18	22.566 (243) 露台 Balcony: 2.005 (22)	3,418,000	151,467 (14,066)	--	--	--	--	--	--	--	--	--	--

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Domus 尚築	3	19	22.566 (243) 露台 Balcony: 2.005 (22)	3,418,000	151,467 (14,066)	--	--	--	--	--	--	--	--	--	--
	3	20	22.566 (243) 露台 Balcony: 2.005 (22)	3,418,000	151,467 (14,066)	--	--	--	--	--	--	--	--	--	--
	3	21	22.566 (243) 露台 Balcony: 2.005 (22)	3,418,000	151,467 (14,066)	--	--	--	--	--	--	--	--	--	--
	3	22	22.566 (243) 露台 Balcony: 2.005 (22)	3,418,000	151,467 (14,066)	--	--	--	--	--	--	--	--	--	--
	3	23	23.274 (251) 露台 Balcony: 2.005 (22)	3,498,000	150,296 (13,936)	--	--	--	--	--	--	--	--	--	--
	3	25	25.846 (278) 露台 Balcony: 2.103 (23)	3,798,000	146,947 (13,662)	--	--	--	--	--	--	--	--	--	--
	3	26	22.566 (243) 露台 Balcony: 2.005 (22)	3,418,000	151,467 (14,066)	--	--	--	--	--	--	--	--	--	--
	3	27	22.700 (244) 露台 Balcony: 2.005 (22)	3,428,000	151,013 (14,049)	--	--	--	--	--	--	--	--	--	--

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.)									
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 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
Domus 尚築	3	28	22.697 (244) 露台 Balcony: 1.735 (19)	3,428,000	151,033 (14,049)	--	--	--	--	--	--	--	--	--	
	3	30	42.632 (459) 露台 Balcony: 4.011 (43)	5,988,000	140,458 (13,046)	--	--	--	--	--	--	--	--	--	

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尚築住宅物業並沒有工作平台及陽台。

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

- (4) (i) 付款辦法 Payment Terms

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百位數作為樓價。

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 hundred to determine the Purchase Price.

於認購單位時先提供港幣\$80,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請帶備港幣\$80,000 銀行本票以支付部份臨時訂金，抬頭請寫「姚黎李律師行」。請另備支票以補足臨時訂金之餘額。

A sum of HK\$80,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the Purchase Price.

A cashier order of HK\$80,000 being part of the Preliminary Deposit shall be made payable to "Iu, Lai & Li". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

- (A) 即供優惠付款 (照售價減6%) Cash Payment (6% 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。

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

2. 樓價5%即加付訂金於買方簽署買賣合約時繳付。

5% of Purchase Price being further deposit shall be paid upon signing of the agreement for sale and purchase.

3. 樓價90%即成交金額餘款於2015年9月30日或之前繳付。

90% of Purchase Price being balance of Purchase Price shall be paid on or before 30 September 2015.

(B) 建築期付款 Stage Payment Plan (照售價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。

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

2. 樓價5%即加付訂金於買方簽署買賣合約時繳付。

5% of Purchase Price being further deposit shall be paid upon signing of the agreement for sale and purchase.

3. 樓價90%即樓價餘款於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起14 天內繳付。

90% of Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(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) 「印花稅津貼」優惠"Subsidy of Stamp Duty" Benefit

買方可獲額外3%售價折扣優惠作為「印花稅津貼」優惠。

An extra 3% discount from the Price would be offered to the Purchasers as the "Subsidy of Stamp Duty" Benefit.

(C) 提前付款折扣優惠 Early Payment Discount

如選擇第(4)(i)(B)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繳付全部樓價餘額，可根據以下列表獲賣方送出提前付款折扣優惠。

Where the Purchaser chooses the payment terms stated in paragraph(4)(i)(B) and fully pays 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 Payment Discount offered by the Vendor according to the table below.

提前繳付全部樓價餘額日期 Date of early payment of balance of the Purchase Price	提前付款折扣優惠 Early Payment Discount
於2015年9月30日或之前 On or before 30 September 2015.	售價6% 6% of the Price
於2015年12月31日或之前 On or before 31 December 2015.	售價3% 3% of the Price

買方須於擬提前付清全部樓價餘額日期前最少14日，以書面向賣方申請，方可享獲提前成交付款折扣優惠。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。就本提前付款折扣優惠，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 Payment Discount at least 14 days before the proposed date of early payment. After the Vendor received the application and duly verified the application, the Vendor will confirm acceptance of early payment and apply the Early Payment 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 Payment Discount.

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百位數作為樓價。

The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred 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：請參閱4 (ii)

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: See 4(ii)

(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.

(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:

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. 置業18物業代理有限公司 18 Property Agency Limited
7. 云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
8. 香港(國際)地產商會 Hong Kong (International) Realty Association
9. 香港地產代理商總會 Hong Kong Real Estate Agencies General Association

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.65-89tktr.hk

The address of the website designated by the vendor for the development is: www.65-89tktr.hk