

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9月19日	4

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10月31日	4A	--

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.)									
				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69A號 69A Tan Kwai Tsuen Road, Casa Regalia	262.361 (2824) 露台 Balcony: 4.500 (48)	39,458,000	150,396 (13,972)	--	--	--	13.052 (140)	80.902 (871)	--	51.569 (555)	6.864 (74)	--	--
富豪·悅庭丹桂村路75A號 75A Tan Kwai Tsuen Road, Casa Regalia	221.652 (2386) 露台 Balcony: 3.718 (40)	40,175,000	181,253 (16,838)	--	--	--	15.019 (162)	73.923 (796)	--	35.755 (385)	6.862 (74)	--	--
富豪·悅庭丹桂村路79B號 79B Tan Kwai Tsuen Road, Casa Regalia	199.784 (2150) 露台 Balcony: 3.718 (40)	26,045,000	130,366 (12,114)	--	--	--	13.368 (144)	18.733 (202)	--	31.465 (339)	6.716 (72)	--	--
富豪·悅庭丹桂村路83B號 83B Tan Kwai Tsuen Road, Casa Regalia	251.030 (2702) 露台 Balcony: 4.500 (48)	51,387,000	204,705 (19,018)	--	--	--	6.278 (68)	105.788 (1139)	--	53.599 (577)	3.681 (40)	--	--
富豪·悅庭丹桂村路87C號 87C Tan Kwai Tsuen Road, Casa Regalia	206.662 (2225) 露台 Balcony: 3.718 (40)	29,660,000	143,519 (13,330)	--	--	--	13.368 (144)	54.350 (585)	--	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

(a) 靈活置業付款—(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作準（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作準(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.

(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. 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米呎及每個曆月港幣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.

(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30日，以書面向賣方申請，方可享有提前成交折扣優惠。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 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

選購於本價單上的住宅物業的買方，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 of this 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69A號 69A Tan Kwai Tsuen Road, Casa Regalia	5
富豪·悅庭丹桂村路75A號 75A Tan Kwai Tsuen Road, Casa Regalia	17
富豪·悅庭丹桂村路79B號 79B Tan Kwai Tsuen Road, Casa Regalia	26
富豪·悅庭丹桂村路83B號 83B Tan Kwai Tsuen Road, Casa Regalia	68
富豪·悅庭丹桂村路87C號 87C Tan Kwai Tsuen Road, Casa Regalia	44

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\$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。

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\$1.5 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.

(g) 送贈寶馬i3電動車優惠 Free BMW i3 Vehicle Offer

首3幢於2016年11月5日或之後售出的富豪·悅庭洋房(包括列於本價單及其他發展項目的價單內的富豪·悅庭洋房)而其臨時買賣合約是於2017年1月31日或之前簽署的，其相關買方在遵守以下條件為前提下可免費獲賣方贈送價值港幣\$430,000之寶馬i3型號電動車一部。買方須遵守以下條件：

- 買方須於簽署臨時買賣合約的日期後5個工作日之內簽署買賣合約；
- 於2017年9月30日或之前按買賣合約之條款完成購買洋房之交易及繳付全部樓價餘額；及
- 在買賣交易完成之前沒有轉售或以任何形式處置洋房。

優惠詳情以相關交易文件條款為準，任何就本優惠的爭議將由賣方全權及絕對酌情決定。賣方不會就該車輛作出任何保證、保養或陳述。更不會就其狀況及狀態、品質或性能或其他方面作出任何保證、保養或陳述。

For each of the first 3 houses of Casa Regalia (including the houses of Casa Regalia listed in this price list and other price list(s) of the Development) sold on or after 5 November 2016 and the preliminary agreement for sale and purchase thereof is signed on or before 31 January 2017, the relevant Purchaser, subject to compliance with the conditions set out below, will be offered a BMW i3 vehicle valued at HK\$430,000 by the Vendor

free of charge. The Purchaser shall comply with the following conditions:-

1. the Purchaser shall enter into agreement for sale and purchase within 5 working days after the date of the preliminary agreement for sale and purchase;
2. the purchase of house is completed and the balance of purchase price is settled on or before 30 September 2017 in accordance with the terms of the agreement for sale and purchase; and
3. there is no sub-sale or other disposal of the house prior to the completion of the sale and purchase.

This offer is subject to the terms and conditions of relevant transaction documents. Any dispute in respect of this offer shall be determined by the Vendor at its sole and absolute discretion. No warranty, maintenance or representation whatsoever is given by the Vendor in any respect as regards the said vehicle. In particular, no warranty, maintenance or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the said vehicle.

(g) (h) 送贈傢具和物件優惠 Free Furniture and Chattels Offer

購買發展項目的富豪·悅庭丹桂村路75A號或83B號洋房之買方可免費獲贈以下分別於該住宅物業現有展示及安放之傢具及物件(「該傢具」)。賣方或其代表不會就該傢具作出任何保證、保養或陳述,更不會就其狀況及狀態、品質或性能或其他方面及其正在或將會在可運作狀況作出任何保證、保養或陳述。該傢具將於住宅物業之成交日以「現狀」及「屆時之現狀」在有關住宅物業內交予買方。買方應於購買有關住宅物業前安排其委任之專家及專業人員全面檢查該傢具。在任何情況下,買方不得就該傢具提出任何異議或質詢。

The Purchaser of House 75A or 83B Tan Kwai Tsuen Road, Casa Regalia of the development will be given the following furniture and chattels ("Furniture") currently displayed and placed at the respective residential property free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Furniture or any of them. In particular, no warranty, maintenance or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of the Furniture or as to whether any of the Furniture are or will be in working condition. The Furniture will be delivered at the relevant residential property to the Purchaser on the completion date of the relevant residential property on an "as-is" and "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the Furniture before purchasing the relevant residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture.

75A Tan Kwai Tsuen Road, Casa Regalia 富豪·悅庭丹桂村路75A號

G/F Living Room 客廳	
Description 描述	Quantity 數量
Sofa 沙發	1
Cushion 咕臣	2
Blanket 毯子	2
Armchair with cushion 扶手椅連咕臣	1
Coffee table 中置茶几	1
Book 書	2
Silver tray 銀色托盤	1
Wine glass 酒杯	2
Decanter 玻璃酒瓶	1
Colour glass bottle 彩色玻璃瓶	3
Sidetable 茶几	2
Silver container 銀色器皿	1
Teacup and plate 茶杯連碟	2
Teaspoon 茶匙	2
Butter knife 牛油刀	1
Rug 地毯	1
Floor lamp 座地燈	1
Table lamp 枱燈	1
White tray 白色托盤	1
Wooden candle holder 木製蠟燭座	3
Silver vase 銀色花瓶	1
Wooden tray with 12 pears 啤梨裝飾連木托盤	1
Faux flower 假花	3
TV 電視	1
TV cabinet 電視櫃	1
Coral decoration 珊瑚裝飾	1
Roller blind 卷簾	3

G/F Dining Room 飯廳	
Description 描述	Quantity 數量
Dining table 餐桌	1
Dining chair 餐椅	6
Plate 碟子	12
Teacup with plate 茶杯連碟	6
Wine glass 酒杯	12
Candle holder with 15 candles 燭座連15支蠟燭	1
Silver bottle 銀色容器	3
Napkin 餐巾	6
Knife 餐刀	6
Spoon 匙	6
Fork 叉	6
Decorative hanging lamp 吊燈	1
Low cabinet 地櫃	1
Silver sculpture 銀色雕塑	1
Vase 花瓶	4
Tray 托盤	1
Book 書	2
Decorative floor lamp 座地燈	1
Huge mirror 高身鏡	1

G/F Kitchen 廚房	
Description 描述	Quantity 數量
Glass vase 玻璃花瓶	1
Faux flower – hydrangea 繡球假花	6
Teapot 茶壺	1
Creamer 奶盅	1
Teacup with plate 茶杯連碟	4
Napkin 餐巾	1
Glass bottle with lid 有蓋玻璃瓶	4
Seasoning container 調味料瓶	3
Art flower with pot 藝術花連盤	1
Cookware 煮食用具	1
White glass vase 白色玻璃花瓶	1
Faux flower – chrysanthemum 菊花假花	10
transparent glass 透明玻璃杯	2
White glass 白色玻璃杯	4
Stainless steel bowl 不鏽鋼器皿	3
White plate 白色碟	3
Faux green plant with pot 假綠色植物連盤	1
Cup 水杯	2
Plate with pattern 圖案碟子	2
Glass jar 玻璃器皿	2
Silver plate 銀色碟	1

G/F Guest Washroom 洗手間	
Description 描述	Quantity 數量
Candle in glass container 燭燭連玻璃瓶	1
Hand towel 抹手毛巾	2
Soap dispenser 洗手液座	2
Soap holder 肥皂架	1
Smell diffuser 香薰	1
Diffuser flower 花形香氣散發器	1

G/F Front Garden 前花園	
Description 描述	Quantity 數量
Outdoor chair 戶外椅	2
Outdoor coffee table 戶外茶几	1

G/F Rear Garden 後花園	
Description 描述	Quantity 數量
Outdoor chair 戶外椅	4
Outdoor table 戶外餐桌	1
Faux green plant 假綠色植物	3
Plant pot 植物盤	3

1/F Bed Room 2 睡房 2		
Description 描述	Quantity 數量	
Photo frame 相架	6	
Picture frame with picture 畫連畫框	2	
Book 書	5	
White vase 白色花瓶	1	
Transparent decoration 透明擺設	4	
Table lamp 檯燈	2	
Silver plate 銀色碟	1	
Diffuser flower 花形香氣散發器	1	
Glass vase 玻璃花瓶	1	
Bunch of faux flower 束裝假花	2	
Box 盒子	2	
Wooden vase 木製花瓶	1	
Dried plant – cotton tree 棉花乾枝	10	
Chair 椅子	1	
Desk 書桌	1	
Shelves 層架	2	
Wall artwork 掛裝裝飾	1	
Hanging lamp 吊燈	1	
Candle holder 燭燭座	3	
Transparent tray 透明托盤	1	
Place mat 餐墊	2	
Teapot 茶壺	1	
Creamer 奶盅	1	
Cup 杯	2	
Plate with pattern 圖案碟	2	
Teaspoon 茶匙	2	
Bed frame 床架	1	
Bedside table 床頭櫃	2	
Wardrobe 衣櫃	1	
Mattress 床褥	1	
Pillow 枕頭	2	
Pillowcase 枕頭套	2	
Cushion 咕臣	5	
Cushion cover 咕臣套	5	
Bedsread 床笠	1	
Flat sheet 床單	1	

1/F Bed Room 2 睡房 2		
Description 描述	Quantity 數量	
Duvet 被蕊	1	
Duvet cover 被套	1	
Quilt 被子	1	
Blanket 毯子	3	
Faux green plant with pot 假綠色植物連盤	1	
Rug 地毯	1	
Outdoor chair 戶外椅子	2	
Outdoor coffee table 戶外茶几	1	
Curtain 窗簾	1	
Sheer curtain 窗紗	1	

1/F Bathroom 2 浴室 2		
Description 描述	Quantity 數量	
Faux green plant with pot 假綠色植物連盤	1	
Smell diffuser 香薰	1	
Hand towel 抹手毛巾	2	
Candle holder 燭燭座	3	
Soap dispenser 洗手液座	2	
Toothbrush holder 牙擦座	2	
Tooth mug 漱口杯	2	
Wooden tray 木托盤	1	
Flower candle 花形燭燭	2	
Box 盒子	2	
Vase 花瓶	1	
Towel 大毛巾	1	

1/F Bed Room 1 睡房 1		
Description 描述	Quantity 數量	
Photo frame 相架	4	
Picture frame 畫架	1	
Candle holder 蠟燭座	1	
Table lamp 檯燈	2	
Glass vase 玻璃花瓶	4	
Tray 托盤	2	
Transparent decoration 透明擺設	2	
Book stand 書托	1	
Brunch of faux flower 束裝假花	2	
Faux flower 假花	11	
Book 書	4	
Chair 椅子	1	
Desk 書枱	1	
Cushion 咕臣	3	
Cushion cover 咕臣套	3	
Wardrobe 衣櫃	1	
Bed frame 床架	1	
Bedside table 床頭櫃	2	
Mattress 床褥	1	
Pillow 枕頭	2	
Pillowcase 枕頭套	2	
Bedsread 床笠	1	
Duvet 被蕊	1	
Duvet cover 被套	1	
Blanket 毯子	4	
Rug 地毯	1	
Teapot 茶壺	1	
Creamer 奶盅	1	
White glass 白色玻璃杯	2	
Plate with pattern 圖案碟	2	
Teaspoon 茶匙	2	
Curtain 窗簾	1	
Sheer curtain 窗紗	1	

1/F Bathroom 1 浴室 1		
Description 描述	Quantity 數量	
Picture frame 相架	1	
Candle in glass container 蠟燭連玻璃瓶	1	
Smell diffuser 香薰	1	
Candle holder 蠟燭座	1	
Vase 花瓶	3	
Faux flower 假花	5	
Diffuser flower 花形香氣散發器	2	
Tray 托盤	2	
Soap dispenser 洗手液座	1	
Toothbrush holder 牙擦座	1	
Tooth mug 漱口杯	1	
Towel 大毛巾	2	

2/F Master Bed Room 主人套房	
Description 描述	Quantity 數量
Table lamp 檯燈	3
Photo frame 相架	4
Metal artwork stand 金屬裝飾	1
Silver decoration 銀色擺設	1
Candle holder 燭燭座	1
Candle in glass container 燭燭連玻璃瓶	1
Box 盒子	5
Vase 花瓶	4
Transparent decoration 透明擺設	2
Book 書	8
Silver plate 銀色碟	1
Shell decoration 貝殼裝飾	2
Branch of faux flower 束裝假花	2
Tree branch decoration 樹枝擺設	1
Chair 椅子	1
Desk 書枱	1
Sofa 沙發	1
Cushion 咕臣	8
Cushion cover 咕臣套	8
Bed frame 床架	1
Bedside table 床頭櫃	2
Mattress 床褥	1
Pillow 枕頭	2
Pillowcase 枕頭套	2
Flat sheet 床單	1
Duvet 被蕊	1
Duvet cover 被套	1
Quilt 被子	1
Blanket 毯子	5
Metal tray 金屬托盤	1
Teacup with plate 茶杯連碟	2
Teaspoon 茶匙	2
Teapot 茶壺	1
Wall flower decoration 掛牆花裝飾	17
Clothes 衣服	9
Clothes hanger 衣架	15

2/F Master Bed Room 主人套房	
Description 描述	Quantity 數量
Rug 地毯	1
Curtain 窗簾	2
Sheer curtain 窗紗	2
Wardrobe 衣櫃	1
Candle with candle holder 燭燭連燭燭座	2
Shelves 層架	2

2/F Master Bathroom 主人浴室	
Description 描述	Quantity 數量
Towel 大毛巾	3
Transparent container 透明器皿	3
Coral decoration 珊瑚裝飾	1
Faux green plant with pot 假綠色植物連盤	3
Smell diffuser 香薰	1
Diffuser flower 花形香氣散發器	2
Flower candle 花形燭燭	2
Tray 托盤	1
Soap dispenser 洗手液座	1
Candle in glass container 燭燭連玻璃瓶	1
Tooth mug 漱口杯	1
Shaving mirror 放大鏡	1

Staircase 樓梯	
Description 描述	Quantity 數量
Wall lamp 牆燈	1
Faux grass with tray 假草連盤	1
Picture with frame 畫連畫框	2
Vase 花瓶	1
Silver decoration with base 銀色裝飾連座	1
Apple decoration 蘋果裝飾	2
Glass bowl 玻璃碗	1
Acrylic base 透明膠座	1
Coral decoration 珊瑚裝飾	10
Wall hung artwork 掛牆裝飾	3

Roof 天台	
Description 描述	Quantity 數量
Green wall 植物牆	1
Floor lamp 地燈	4
Green plant with vase 綠色植物連花瓶	3
Outdoor sofa 戶外沙發	1
Outdoor armchair 戶外扶手椅	2
Outdoor coffee table 戶外茶几	1
Faux green plant with pot 假綠色植物連盤	2

B/F Store Room 儲物間	
Description 描述	Quantity 數量
Cabinet 櫃	1
Bed frame 床架	1
Pillow 枕頭	1
Pillowcase 枕頭套	1
Bedspread 床笠	1
Mattress 床褥	1

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G/F Living Room 客廳	
Description 描述	Quantity 數量
Coffee table 茶几	2
Tray 托盤	1
Candle 蠟燭	3
Checkerboard 棋盤	1
Book 書籍	2
Artificial flowers and vase 仿真花藝及花瓶	1
Sofa 沙發	2
Cushion 咕臣	14
Armchair 扶手椅	2
Cushion 咕臣	2
Blanket 搭毯	1
Side table 角几	2
Candle holder 蠟燭座	3
Clock 鐘	1
Photo frame 相架	2
Table lamp 枱燈	2
console table 案臺	2
Sculpture 雕塑	2
Wall painting 組合掛畫	11
Artificial flower with box 仿真花連盒	5
Window curtain & sheer curtain 窗簾及窗紗	2

G/F Guest Washroom 洗手間	
Description 描述	Quantity 數量
Soap dispenser 洗手液座	1
Tooth mug 漱口杯	1
Hand towel 抹手毛巾	2
Tray 托盤	1
Artificial flowers and vase 仿真花藝及花瓶	1
Aroma diffuser 香薰	1

G/F Dining Room 飯廳	
Description 描述	Quantity 數量
Dining table 餐桌	1
Dining chair 餐椅	6
Artificial flowers and vase 仿真花藝及花瓶	1
Wine decanter and 2 Nos. glass jars 醒酒瓶及2個玻璃瓶	1
Plate 餐碟	12
Flatware (knife & fork & spoon) 餐具 (刀+叉+勺)	6
Table mat 檯墊	6
Napkin buckle 餐巾扣	6
Napkin 餐巾	6
Wine glass 酒杯	6
Sculpture 雕塑	1
Console table 案臺	1
Chair 坐椅	2
Fireplace 火爐	1
Chandelier 吊燈	1

G/F Kitchen 廚房	
Description 描述	Quantity 數量
10 Nos. artificial lemon in a bowl 10個仿真檸檬連盤	1
Tray 托盤	1
Ingredients cans 食材罐	3
Ingredients jars 食材瓶	3
Wine racks 酒架	1
Wine 酒	2
Pasta maker 壓麵機	1
Olive oil 橄欖油	6
Sauces 醬料	3
Seasoning 調味料	3
Artificial flowers and vase 仿真花藝及花瓶	1
Cookware 煮食用具	4

G/F Front Garden 前花園	
Description 描述	Quantity 數量
Tray 托盤	1
Teapot 茶壺	1
Cup 茶杯	2
Outdoor chair 戶外桌	2
Outdoor table 戶外椅	1
BBQ cabinet 燒烤爐櫃	1
BBQ stove 燒烤爐	1
Plant with flower pots 植物及花盆	5

G/F Rear Garden 後花園	
Description 描述	Quantity 數量
Outdoor table 戶外桌	2
Outdoor chair 戶外椅	4
Wine pot 酒壺	1
Glass 杯	2
Tray 托盤	1
Vertical green wall 植物牆	1

1/F Bathroom 1 浴室 1	
Description 描述	Quantity 數量
Soap dispenser 洗手液座	1
Tooth mug 漱口杯	1
Hand towel 方巾	2
Aroma diffuser 香薰	1
Tray 托盤	1
Bath towel 浴巾	1
Washcloth 面巾	1
Artificial flowers and vase 仿真花藝及花瓶	3

1/F Bed Room 1 睡房 1	
Description 描述	Quantity 數量
Bed 床	1
Pillow 枕頭	5
Bed sheet 床笠	1
Bedsread 床氈	1
Bedside table 床頭櫃	1
Table lamp 檯燈	2
Candle holder 燭臺	1
Book 書	1
Desk 書枱	1
Chair 椅子	1
Photo frame 相架	1
Gold clip 金色夾	1
Notebook 筆記本	1
Box 盒子	1
Artificial flowers and vase 仿真花藝及花瓶	1
Pen holder 筆筒	1
Pen 筆	5
Book 書籍	1
Magnifier 放大鏡	1
Armchair with ottoman 扶手椅及腳墊	1
Lumbar pillow 腰枕	1
Wardrobe 衣櫃	1
Towel 毛巾	6
Dress 裙	3
Shirt 襯衫	8
Clothes hanger 衣架	8
Storage box 收納盒	8
Wall painting 掛畫	1
Window curtain & sheer curtain 窗簾及窗紗	2
Artificial flowers and vase 仿真花藝及花瓶	1

1/F Master Bed Room 1 主人套房 1	
Description 描述	Quantity 數量
Bed 床	1
Pillow 枕頭	5
Bed sheet 床笠	1
Bedsread 床氈	1
Tray 托盤	1
Candle holder 燭臺	2
Book 書籍	1
Necklace 項鍊	1
Bedside table 床頭櫃	2
Table lamp 枱燈	2
Photo frame 相架	2
Artificial flowers and vase 仿真花藝及花瓶	1
Book 書籍	3
Clock + crystal base 時鐘+水晶底座	1
Bed end stool 床尾凳	1
Book 書籍	1
Dressing table 梳妝枱	1
Dressing table stool 梳妝椅	1
Storage box 收納盒	1
Necklace 項鍊	2
Candle holder 燭臺	1
Necklace 項鍊	1
Makeup brush 化妝掃	4
Wardrobe 衣櫃	1
Dress 裙	8
Shirt 襯衫	16
Clothes hanger 衣架	12
Storage box 收納盒	5
High-heeled shoes 高跟鞋	4
Leather shoes 皮鞋	6
Handbag 手袋	4
Towel 毛巾	2
Wall painting 掛畫	1
Seat cushion 坐墊	12
Window curtain & sheer curtain 窗簾及窗紗	2

1/F Master Bed Room 1 主人套房 1	
Description 描述	Quantity 數量
Artificial flowers and vase 仿真花藝及花瓶	2
Plants and pots 植物及花盆	2

1/F Master Bathroom 1 主人浴室 1	
Description 描述	Quantity 數量
Tray 托盤	1
Hand towel 方巾	2
Aroma diffuser 香薰	1
Soap dispenser 洗手液座	1
Artificial flowers and vase 仿真花藝及花瓶	2
Bath towel 浴巾	6
Washcloth 面巾	1

2/F Bed Room 2 睡房 2	
Description 描述	Quantity 數量
Console table 案臺	1
Wood sculpture 木雕塑	3
Metal decoration 金屬擺設	1
Base 底座	1
Hanging mirror 掛鏡	1
Desk 書枱	1
Chair 椅子	1
Table lamp 枱燈	1
Magnifier 放大鏡	1
Book 書籍	3
Paper weight 紙鎮	1
Crab sculpture with box 蟹雕塑連盒	1
Pen holder 筆筒	1
Pen 筆	5
Photo frame 相架	1
Puppy sculpture 小狗雕塑	1
Gourd decoration 葫蘆擺設	2
Coffee table 茶几	1
Pouf 墊椅	1
Artificial flowers and vase 仿真花藝及花瓶	1
Bookself 書櫃	1
Decorative painting 裝飾畫	4
Book 書籍	29
3 Nos. ceramic bottle decoration in a box 3個陶瓷瓶擺設連盒	1
5 Nos. ceramic bottle decoration in a box 5個陶瓷瓶擺設連盒	1
Ceramic decoration with box 陶瓷擺設連盒	1
Ceramic bottle decoration with base 陶瓷瓶擺設連底座	2
Ceramic bottle decoration 陶瓷瓶擺設	2
Storage box 收納盒	4
Glass bottle 玻璃瓶	1
Ceramic bottle 陶瓷瓶	2
Ceramic bottle + wood base 陶瓷瓶+木底座	2
Sofa 沙發	1

2/F Bed Room 2 睡房 2	
Description 描述	Quantity 數量
Cushion 咕臣	4
Window curtain & sheer curtain 窗簾及窗紗	2
Artificial flowers and vase 仿真花藝及花瓶	2

2/F Bathroom 2 浴室 2	
Description 描述	Quantity 數量
Artificial flowers and vase 仿真花藝及花瓶	1
Tray 托盤	1
Hand towel 方巾	2
Aroma diffuser 香薰	1
Tooth mug 漱口杯	1
Soap dispenser 洗手液座	1
Bath towel 浴巾	1
Washcloth 面巾	1

2/F Master Bed Room 2 主人套房 2		
Description 描述	Quantity 數量	
Desk 書枱	1	
Chair 椅子	1	
Necklace 項鍊	2	
Book 書籍	1	
Photo frame 相架	2	
Perfume 香水	2	
Jewellery Box 首飾盒	1	
Makeup brush + box 化妝掃+盒	1	
Bed 床	1	
Pillow 枕頭	5	
Bed sheet 床笠	1	
Bedsread 床疋	1	
Tray 托盤	1	
Cup 茶杯	2	
Teapot 茶壺	1	
Book 書籍	1	
Bed end stool 床尾凳	2	
Cushion 咕臣	2	
Bedside table 床頭櫃	2	
Table lamp 枱燈	2	
Mirror box 鏡盒	1	
Bottle 瓶	1	
Photo frame 相架	1	
Candle holder 燭臺	1	
Necklace 項鍊	3	
Bracelet 手鐲	10	
Wall painting 掛畫	1	
Wardrobe 衣櫃	1	
Shirt 襯衫	4	
Dress 裙子	6	
Clothes hanger 衣架	10	
Storage box 收納盒	7	
High-heeled shoes 高跟鞋	7	
Leather shoes 皮鞋	5	
Handbag 手袋	8	

2/F Master Bed Room 2 主人套房 2		
Description 描述	Quantity 數量	
Window curtain & sheer curtain 窗簾及窗紗	2	
Artificial flowers and vase 仿真花藝及花瓶	2	
Plants and pots 植物及花盤	2	

2/F Master Bathroom 2 主人浴室 2		
Description 描述	Quantity 數量	
Tray 托盤	2	
Soap dispenser 洗手液座	1	
Tooth mug 漱口杯	1	
Soap case 香梘盒	1	
Hand towel 方巾	2	
Aroma diffuser 香薰	1	
Artificial flowers and vase 仿真花藝及花瓶	1	
Bath towel 浴巾	6	
Washcloth 面巾	1	

Staircase 樓梯		
Description 描述	Quantity 數量	
Wall painting 掛畫	2	
Artificial flowers with flower box 仿真花藝連花箱	2	
Artificial flowers and vase 仿真花藝及花瓶	2	
Gourd decorations with stands 葫蘆擺設連架	12	
Wood sculpture 木雕塑	3	

Roof 天台		
Description 描述	Quantity 數量	
Outdoor table 戶外枱	1	
Outdoor chair 戶外椅	4	
Parasol 太陽傘	1	
Kettle 水壺	1	
Cup 杯	5	
Tray 托盤	1	
Artificial flowers and vase 仿真花藝及花瓶	1	
Plants and pots 植物及花盤	19	

(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