

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
2018年8月8日	8

修改價單( 如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
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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.)									
				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				--	--	--	6.278 (68)	101.271 (1090)	--	53.599 (577)	3.681 (40)	--	--
富豪·悅庭丹桂村路83D號 83D Tan Kwai Tsuen Road, Casa Regalia	251.030 (2702) 露台 Balcony: 4.500 (48)	44,583,000	177.600 (16,500)	--	--	--	6.278 (68)	101.271 (1090)	--	53.599 (577)	3.681 (40)	--	--

### 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

##### 450 尊尚付款 (照售價) 450 Prestige Payment Plan (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450 日內繳付。  
85% of Purchase Price (balance of Purchase Price) shall be paid within 450 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) 請參閱下述第(4)(iii)段。  
Please refer to (4)(iii) below.

(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) **備用第一按揭貸款 Standby First Mortgage Loan**

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. 買方須於付清樓價餘額之日前最少45日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75%，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 75% 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20年。  
The maximum tenor of First Mortgage Loan shall be 20 years.
5. 首3年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% p.a.，第4至10年為港元最優惠利率，第11至15年為港元最優惠利率加1%，第16至20年為港元最優惠利率加2%，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 3 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 2% p.a., from the 4th to 10th years the interest rate shall be at Hong Kong Dollar Best Lending Rate, while from the 11th to 15th years shall be at Hong Kong Dollar Best Lending Rate plus 1% p.a., and the interest rate from the 16th to 20th years shall be at Hong Kong Dollar Best Lending Rate plus 2% p.a., 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 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的律師費用及雜費。

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.

第一按揭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第一按揭貸款之借貸條款及批核條件的權利。

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

有關第一按揭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第一按揭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 First Mortgage 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 First Mortgage Loan.

**(b) 不申請備用第一按揭貸款的折扣優惠 Discount on Price for not applying for the Standby First Mortgage Loan**

如買方於簽署臨時買賣合約時選擇不申請上述第(4)(iii)(a)段的備用第一按揭貸款，買方可申請下述第(4)(iii)(c)段的備用第二按揭貸款，並可獲賣方提供相等於售價 3%之折扣優惠，折扣即時在售價上扣減。If the Purchaser selects not to apply for the Standby First Mortgage Loan mentioned in paragraph (4)(iii)(a) above upon signing of the preliminary agreement for sale and purchase, the Purchaser may apply for Standby Second Mortgage Loan mentioned in paragraph (4)(iii)(c) below and shall be entitled to a discount offered by the Vendor which is equivalent to 3% of the Price. The discount will be deducted from the Price directly.

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

如買方於簽署臨時買賣合約時選擇不申請上述第(4)(iii)(a)段的備用第一按揭貸款，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:

If the Purchaser selects not to apply for the Standby First Mortgage Loan mentioned in paragraph (4)(iii)(a) above upon signing of the preliminary agreement for sale and purchase, 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% 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 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30%。惟第一及第二按揭貸款總金額不得超過成交金額的80%。

The maximum Second Mortgage Loan amount shall be 30% of the net Purchase Price. But the total mortgage amount of first mortgage plus the Second Mortgage Loan shall not exceed 80% of Purchase Price.

4. 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 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 Second Mortgage Loan.

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.

**(d) 從價印花稅優惠 Ad Valorem Stamp Duty Benefit**

購買本價單所列之住宅物業的買方，可享有從價印花稅優惠。

A Purchaser who purchase a residential property listed in this Price List shall be entitled to enjoy the Ad Valorem Stamp Duty Benefit.

買方須於簽署臨時買賣合約時，選擇以下其中一種方法以取得從價印花稅優惠：

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall select one of the methods below to enjoy the Ad Valorem Stamp Duty Benefit:

1. 買方可獲額外售價4.25% 折扣 作為從價印花稅優惠。

An extra 4.25% discount from the Price will be offered to the Purchaser as Ad Valorem Stamp Duty Benefit.

或 or

2. 當買方簽署正式買賣合約後，由賣方將相等於樓價4.25%的從價印花稅優惠（上限為樓價之4.25%）用作直接支付該住宅物業之買賣合約之從價印花稅給稅務局。若需支付之從價印花稅多於以上可得之從價印花稅優惠，則買方須負責支付從價印花稅及從價印花稅優惠金額之差額。

The Vendor will apply the Ad Valorem Stamp Duty Benefit which is equivalent to 4.25% of the Purchase Price (subject to a cap of 4.25% of the Purchase Price) to pay the ad valorem stamp duty on the relevant agreement for sale and purchase directly to the Inland Revenue Department upon signing of the agreement for sale and purchase by the Purchaser. If the ad valorem stamp duty payable is more than the Ad Valorem Stamp Duty Benefit, the difference between the stamp duty payment to the Inland Revenue Department and the Ad Valorem Stamp Duty Benefit shall be borne by the Purchaser.

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.

**(e) 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. 提前入住優惠只適用於個人買方。個人買方已根據臨時買賣合約簽署買賣合約；

The Early Move-in Offer is applicable to individual Purchaser only. The individual Purchaser has signed the agreement for sale and purchase according to the Preliminary Agreement;

2. 買方於簽署臨時買賣合約的日期後180日內可向賣方遞交買方已簽妥的提前入住優惠的申請表格；

submission of an application form duly signed by the Purchaser to the Vendor for the Early Move-in Offer within 180 days after the signing of the Preliminary Agreement;

3. 許可期的首日不可早於買方遞交提前入住優惠的書面申請後的45日。許可期必須在買賣合約完成交易時或於簽署臨時買賣合約後第450日期滿，以較早者為準；

the licence period shall not commence on a date earlier than 45 days after the submission of an written application from the Purchaser for the Early Move-in Offer. The licence period shall expire on the completion of the agreement for sale and purchase, or on the 450th day after the date of signing of the Preliminary Agreement, whichever is the earlier;

4. 買方已依照買賣合約訂定的日期支付不少於樓價的15%；

the Purchaser has paid to the Vendor not less than 15% of the Purchase Price on the respective dates stipulated in the agreement for sale and purchase;

5. 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;

6. 買方已向賣方另外繳付相等於樓價2%之許可證費用(「許可證費用」)(不論許可期的長短)。賣方負責住宅物業之相關管理費、地租及差餉，其他支出及雜費則由買方負責；

the Purchaser has separately paid a licence fee ("the Licence Fee") equivalent to 2% of the Purchase Price (irrespective of the length of the licence period). 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.;

7. 受限於買方依買賣合約及由賣方施加的其他條款及條件完成住宅物業買賣，賣方於指定住宅物業成交時，將許可證費用直接用於支付部份樓價餘額。在其他情況，許可證費用將不可退還；

subject to completion of the sale and purchase of the residential property by the Purchaser according to the agreement for sale and purchase and such other terms and conditions as imposed by the Vendor, the Licence Fee will be applied for part payment of the balance of the Purchase Price directly by the Vendor upon completion of the sale and purchase of the designated residential property. In other circumstance, the Licence Fee is non-refundable.

8. 賣方有權終止許可協議如(i)買方未有按買賣合約支付任何款項；(ii)買方未有按買賣合約完成指定住宅物業的買賣；或(iii)買方違反許可協議的任何條款；  
the Vendor shall be entitled to terminate the Licence Agreement if (i) the Purchaser fails to make any payment according to the agreement for sale and purchase; (ii) the Purchaser fails to complete the sale and purchase of the designated residential property according to the agreement for sale and purchase; or (iii) the Purchaser breaches any terms under the Licence Agreement;
9. 買方已同意負責所有就許可協議而產生的法律費用、支出及代墊付費用（包括印花稅及裁決費（如有））；  
the Purchaser has agreed to bear all legal costs, expenses and disbursements (including stamp duty and adjudication fee (if any)) arising from the Licence Agreement;
10. 提前入住優惠的權利或利益僅對買方有效，而且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益；  
the rights or benefits of the Early Move-in Offer are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person;
11. 買方已同意指定住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期於許可期首天起計6個月後完結；及  
the Purchaser has agreed that the defects liability warranty period for the designated residential properties and the fittings, finishes and appliances as provided in the agreement for sale and purchase shall expire after 6 months from the first date of the licence period; and
12. 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.

賣方保留絕對權利拒絕買方提出的提前入住優惠申請。

The Vendor reserves the absolute right to reject the application by the Purchaser for the Early Move-in Offer.

**(f) 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4%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 4% 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 upon completion.

**(g) 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83D號 83D Tan Kwai Tsuen Road, Casa Regalia	64

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，選購富豪·悅庭丹桂村路83D號洋房之買方另可獲認購多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 of House 83D Tan Kwai Tsuen Road, Casa Regalia 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.



(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**