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	加多利園 Kadoorie Villas	期數(如有) Phase No. (if any)	不適用 Not Applicable
發展項目位置 Location of Development	新界元朗新田新潭路 133 號 (No. 133 San Tam Road, San Tin, Yuen Long, N.T.)		
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)			86

印製日期 Date of Printing	價單編號 Number of Price List
11-9-2017	2

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
15-11-2017	2A	
29-03-2018	2B	√

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 House 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
Block 1 1 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,030,000	128,372.35 (11,923.99)	/	/	/	/	36 (387.5)	/	/	/	/	/
	1/F	/	44.3 (476.8) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	70.1 (754.6) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	51.4 (553.3)	6.7 (72.1)	/	/
Block 9 9 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	126,817.44 (11,779.21)	/	/	/	/	47.2 (508.1)	/	/	/	/	/
	1/F	/	48.4 (521) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	70.1 (754.6) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.8 (546.8)	7.3 (78.6)	/	/
Block 15 15 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	126,817.44 (11,779.21)	/	/	/	/	48.3 (519.9)	/	/	/	/	/
	1/F	/	48.4 (521) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	70.1 (754.6) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.8 (546.8)	7.3 (78.6)	/	/

Price List No. 2B

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
Block 16 16 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	126,817.44 (11,779.21)	/	/	/	/	48 (516.7)	/	/	/	/	/
	1/F	/	48.4 (521) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	70.1 (754.6) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.8 (546.8)	7.3 (78.6)	/	/
Block 28 28 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,030,000	125,231.10 (11,632.49)	/	/	/	/	~~30.2~~ 33.2 ~~(325.1)~~ (357.4)	/	/	/	/	/
	1/F	/	47.3 (509.1) 露台 Balcony: 6.6 (71) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	71.6 (770.7) 露台 Balcony: 6.6 (71) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	51.3 (552.2)	7.3 (78.6)	/	/
Block 29 29 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,030,000	125,231.10 (11,631.90)	/	/	/	/	~~20~~ 35.6 ~~(215.3)~~ (383.2)	/	/	/	/	/
	1/F	/	47.6 (512.4) 露台 Balcony: 6.3 (67.8) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	71.3 (767.5) 露台 Balcony: 6.3 (67.8) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	51.3 (552.2)	7.3 (78.6)	/	/

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 House 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
Block 30 30 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	~~21.4~~ 39.8 ~~(230.3)~~ (428.4)	/	/	/	/	/
	1/F	/	47.3 (509.1) 露台 Balcony: 6.6 (71) 工作平台 Utility Platform: - (-)	23,030,000	125,231.10 (11,632.49)	/	/	/	/	/	/	/	/	/	/
	2/F	/	71.6 (770.7) 露台 Balcony: 6.6 (71) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	51.3 (552.3)	7.3 (78.6)	/	/
Block 33 33 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	50.1 (539.3)	/	/	/	/	/
	1/F	/	48.6 (523.1) 露台 Balcony: 4.6 (49.5) 工作平台 Utility Platform: - (-)	23,030,000	125,709.61 (11,676.72)	/	/	/	/	/	/	/	/	/	/
	2/F	/	69.6 (749.2) 露台 Balcony: 4.6 (49.5) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.6 (544.7)	7.3 (78.6)	/	/
Block 53 53 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	50.8 (546.8)	/	/	/	/	/
	1/F	/	47.2 (508.1) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)	23,271,000	127,652.22 (11,856.63)	/	/	/	/	/	/	/	/	/	/
	2/F	/	70.1 (754.6) 露台 Balcony: 5.1 (54.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.8 (546.8)	7.3 (78.6)	/	/

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 House 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
Block 81 81 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	~~144.2~~ 123.7 ~~(1552.2)~~ (1331.5)	/	/	/	/	/
	1/F	/	50.9 (547.9) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	~~22,788,000~~ 23,988,000	~~121,730.77~~ 128,141.03 ~~(11,306.94)~~	/	/	/	/	/	/	/	/	/	/
	2/F	/	71.3 (767.5) 露台 Balcony: 6.3 (67.8) 工作平台 Utility Platform: - (-)		(11,902.35)	/	/	/	/	/	/	51.4 (553.3)	7 (75.3)	/	/
Block 82 82 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	~~153~~ 132.5 ~~(1646.9)~~ (1426.2)	/	/	/	/	/
	1/F	/	42.1 (453.2) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	130,442.83 (12,115.90)	/	/	/	/	/	/	/	/	/	/
	2/F	/	71.3 (767.5) 露台 Balcony: 6.3 (67.8) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.9 (547.9)	7 (75.3)	/	/
Block 83 83 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	118.7 (1277.7)	/	/	/	/	/
	1/F	/	42.1 (453.2) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	130,442.83 (12,115.90)	/	/	/	/	/	/	/	/	/	/
	2/F	/	71.3 (767.5) 露台 Balcony: 6.3 (67.8) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.9 (547.9)	7 (75.3)	/	/

Price List No. 2B

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 House 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
Block 85 85 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	122,608.01 (11,388.37)	/	/	/	/	116.5 (1254)	/	/	/	/	/
	1/F	/	54.4 (585.6) 露台 Balcony: 5.4 (58.1) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	70.4 (757.8) 露台 Balcony: 5.4 (58.1) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.8 (546.8)	7.3 (78.6)	/	/
Block 89 89 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	123,847.79 (11,503.78)	/	/	/	/	94.8 (1020.4)	/	/	/	/	/
	1/F	/	50.4 (542.5) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	72.5 (780.4) 露台 Balcony: 7.5 (80.7) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	50.8 (546.8)	7.3 (78.6)	/	/
Block 90 90 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,271,000	121,773.94 (11,310.88)	/	/	/	/	88.7 (954.8)	/	/	/	/	/
	1/F	/	55.6 (598.5) 露台 Balcony: 5.5 (59.2) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	70.5 (758.9) 露台 Balcony: 5.5 (59.2) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	51.4 (553.3)	7.3 (78.6)	/	/

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 House 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
Block 95 95 座	G/F	/	65 (700) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	22,888,000	122,789.70 (11,405.79)	/	/	/	/	117.2 (1261.5)	/	/	/	/	/
	1/F	/	50 (538.2) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	/	/	/	/
	2/F	/	71.4 (768.5) 露台 Balcony: 6.4 (68.9) 工作平台 Utility Platform: - (-)			/	/	/	/	/	/	51.3 (552.2)	7 (75.3)	/	/

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.

(4)(i) 註: 於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢(即售價經計算適用折扣後之價錢)。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，請帶備港幣$200,000 銀行本票以支付部份臨時訂金，抬頭請寫『蘇龍律師事務所』。請另備支票以補足臨時訂金之餘額。
The Purchaser(s) shall pay the Preliminary Deposit equivalent to 5% of the transaction price upon signing of the Preliminary Agreement for Sale and Purchase. Please bring along a cashier order of HK$200,000 made payable to "So, Lung and Associates Solicitors" for payment of part of the preliminary deposit. Please also prepare a cheque to pay for the balance of the preliminary deposit.

支付條款 Terms of Payment

(一) 計劃 A – 照售價減 1%

Plan A – 1% discount from the price

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
   5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 20 天內繳付。
   5% of the Transaction Price being the Further Deposit shall be paid within 20 days after the Purchaser signs the preliminary agreement for sale and purchase.

3. 成交金額 90% 於買方簽署臨時買賣合約後第 60 天繳付。
   90% of the Transaction Price shall be paid on the 60th day after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 計劃 B – 照售價

Plan B – The price

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
   5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 20 天內繳付。
   5% of the Transaction Price being the Further Deposit shall be paid within 20 days after the Purchaser signs the preliminary agreement for sale and purchase.

3. 成交金額 90% 於買方簽署臨時買賣合約後第 120 天繳付。
   90% of the Transaction Price shall be paid on the 120th day after the Purchaser signs the preliminary agreement for sale and purchase.

(三) 計劃 C – 照售價加 2%

Plan C – Add 2% from the price

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
   5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 20 天內繳付。
   5% of the Transaction Price being the Further Deposit shall be paid within 20 days after the Purchaser signs the preliminary agreement for sale and purchase.

3. 成交金額 10% 於買方簽署臨時買賣合約後 60 天內繳付。
   10% of the Transaction Price shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.

4. 成交金額 80% 於買方簽署臨時買賣合約後第 360 天繳付。
80% of the Transaction Price shall be paid on the 360th day after the Purchaser signs the preliminary agreement for sale and purchase.

(四) 計劃 D – 照售價減 13%

Plan D – 13% discount from the price

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 20 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 20 days after the Purchaser signs the preliminary agreement for sale and purchase.

3. 成交金額 90% 於買方簽署臨時買賣合約後第 60 天繳付。
90% of the Transaction Price shall be paid on the 60th day after the Purchaser signs the preliminary agreement for sale and purchase.

(五) 計劃 E – 照售價減 12%

Plan E – 12% discount from the price

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 20 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 20 days after the Purchaser signs the preliminary agreement for sale and purchase.

3. 成交金額 90% 於買方簽署臨時買賣合約後第 120 天繳付。
90% of the Transaction Price shall be paid on the 120th day after the Purchaser signs the preliminary agreement for sale and purchase.

(六) 計劃 F – 照售價減 10%

Plan F – 10% discount from the price

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 20 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 20 days after the Purchaser signs the preliminary agreement for sale and purchase.

3. 成交金額 10% 於買方簽署臨時買賣合約後 60 天內繳付。
10% of the Transaction Price shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.

4. 成交金額 80% 於買方簽署臨時買賣合約後第 360 天繳付。
80% of the Transaction Price shall be paid on the 360th day after the Purchaser signs the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available.

(a) 見 4(i)。

See 4(i).

(b) (只適用於計劃 A 及計劃 B 及計劃 C)

(Only applicable to Plan A and Plan B and Plan C)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，其後不得更改) :

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase and must not change his choice thereafter) :

(1) 「代繳從價印花稅(上限為成交金額的 15%)」優惠

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 15%)。

以賣方代表律師實際收到款項日期計算

"Ad Valorem Stamp Duty (maximum 15% of the Transaction Price)" Benefit

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 Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 15% of the Transaction Price).

subject to the actual date of payment(s) received by Vendor's solicitors

或 OR

(2) 額外售價 15% 折扣

An extra 15% discount from the Price

(c) (只適用於計劃 D 及計劃 E 及計劃 F)

(Only applicable to Plan D and Plan E and Plan F)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，其後不得更改) :

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase and must not change his choice thereafter) :

(1) 「代繳從價印花稅(上限為成交金額的 4.25%)」優惠

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅(上限為成交金額的 4.25%)。

以賣方代表律師實際收到款項日期計算

"Ad Valorem Stamp Duty (maximum 4.25% of the Transaction Price)" Benefit

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 Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 4.25% of the Transaction Price).

subject to the actual date of payment(s) received by Vendor's solicitors.

或 OR

(2) 額外售價 4.25% 折扣
An extra 4.25% discount from the Price

(4)(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 sale and purchase of a specified residential property in the Development.

(a) 見 4(i)及 4(ii)。
See 4(i) and 4(ii).

(b) 付清成交金額現金回贈 (只適用於計劃 C 及計劃 F)
Full Settlement Cash Rebate (Only applicable to Plan C and Plan F)

如買方：
Where the Purchaser :

(1) 於簽署臨時買賣合約後 60 天內~~內天~~付清成交金額餘額，可獲賣方送出(「付清成交金額現金回贈」)。付清成交金額現金回贈的金額相等於成交金額 3%。
settles the balance of the Transaction Price within 60 days after the Purchaser signs the preliminary agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate ("Full Settlement Cash Rebate") offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 3% of the Transaction Price.

(2) 於簽署臨時買賣合約後 120 天內~~內天~~付清成交金額餘額，可獲賣方送出(「付清成交金額現金回贈」)。付清成交金額現金回贈的金額相等於成交金額 2%。
settles the balance of the Transaction Price within 120 days after the Purchaser signs the preliminary agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate ("Full Settlement Cash Rebate") offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 2% of the Transaction Price.

(3) 於簽署臨時買賣合約後 180 天內~~內天~~付清成交金額餘額，可獲賣方送出(「付清成交金額現金回贈」)。付清成交金額現金回贈的金額相等於成交金額 1.5%。
settles the balance of the Transaction Price within 180 days after the Purchaser signs the preliminary agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate ("Full Settlement Cash Rebate") offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 1.5% of the Transaction Price.

(4) 於簽署臨時買賣合約後 240 天內~~內天~~付清成交金額餘額，可獲賣方送出(「付清成交金額現金回贈」)。付清成交金額現金回贈的金額相等於成交金額 1%。
settles the balance of the Transaction Price within 240 days after the Purchaser signs the preliminary agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate ("Full Settlement Cash Rebate") offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 1% of the Transaction Price.

(5) 於簽署臨時買賣合約後 300 天內~~內天~~付清成交金額餘額，可獲賣方送出(「付清成交金額現金回贈」)。付清成交金額現金回贈的金額相等於成交金額 0.5%。
settles the balance of the Transaction Price within 300 days after the Purchaser signs the preliminary agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate ("Full Settlement Cash Rebate") offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 0.5% of the Transaction Price.

買方須於付清成交金額餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少 30 日以書面向賣方申請付清成交金額現金回贈，賣方會於收到申請並確認有關資料無誤後將付清成交金額現金回贈直接用於支付部份成交金額餘額。
The Purchaser shall apply to the Vendor in writing for the Full Settlement Cash Rebate at least 30 days before the date of settlement of the balance of the transaction price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Full Settlement Cash Rebate for part payment of the balance of the transaction price directly.

(4)(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.

1. 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買賣合約及轉讓契等法律文件，及如有關按揭由賣方律師樓辦理，賣方同意為買方支付買賣合約及轉讓契及按揭法律文件之律師費用。
   If the Purchaser(s) appoints the Vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase and if the relevant mortgage(s) is/are prepared by the Vendor's solicitors, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment and the mortgage(s).

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契或按揭等法律文件，買賣雙方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。
   If the Purchaser(s) chooses to instruct his/her own solicitors to act for him/her in relation to the purchase or the mortgage, each of the Vendor and Purchaser(s) shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方需支付一概有關臨時買賣合約、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(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。
   All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "Special Stamp Duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser(s).

(4)(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 the Purchaser(s) for execution of any documents in relation to the sale and purchase of a specified residential property in the Development

有關按揭及其他法律文件之律師費如：正式買賣合約、轉讓契、附加合約、許用契、分公契、有關該樓宇交易之地契、大廈公契、分公契、路權契及其他樓契之核證費、查冊費、註冊費、圖則費、許用圖則費、分地圖則費、適當比例之大廈公契及管理合約、分公契，路權契、授予契及許用契製作、登記及完成之費用及其他有關本物業的買賣之文件等費用及其他實際支出等等，均由買方負責。一切有關按揭及其他費用均由買方負責。

All other legal costs and charges including formal agreement for sale and purchase, assignment, supplemental agreement, deed of licence, sub-deed of mutual covenant, certifying fee for Government Lease, deed of mutual covenant, sub-deed of mutual covenant, deed of grant of right of way and all other title documents, search fee, registration fee, plan fee, licence plan fee, division plan fee, a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement, Sub-Deed of Mutual Covenant , Deed of Grant of Right of Way, Deed of Grant and Deed of Licence and any other documents relating to the sale and purchase of the property and all other disbursements shall be borne by the purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the Development.

(5) 賣方已委任地產代理在發展項目中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 :

中原地產代理有限公司
Centaline Property Agency Limited

美聯物業
Midland Realty

利嘉閣地產有限公司
Ricacorp Properties Limited

香港置業
Hong Kong Property

Q 房網
Qfang Network (Hong Kong) Agency Limited

世紀 21 集團有限公司
Century 21 Group Limited

恆信地產
Hang Shun Real Estate Strategy Ltd.

建富物業
Kin Fu Realty

東聯地產代理有限公司
Eastland Property Agency Ltd.

中滙地產公司
Good View Property Agency Co.

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.str133.com
The address of the website designed by the vendor for the Development is : www.str133.com