

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	18 逸品 18 Rosewood	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	富盛街 18 號 18 FU SHING STREET		
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)	18		

印製日期 Date of Printing	價單編號 Number of Price List
14 Sept 2016	1

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
第一座 Block 1	地下 G/F	別墅 Villa 1	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	12,629,000	191,473 (17,787)	-	-	-	-	43.307 (466)	-	-	-	-	42.234 (455)
第一座 Block 1	一樓 1/F	別墅 Villa 2	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	10,857,000	145,855 (13,554)	-	-	-	-	2.805 (30)	-	40.773 (439)	5.688 (61)	-	-
第二座 Block 2	地下 G/F	別墅 Villa 3	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	12,166,000	184,454 (17,135)	-	-	-	-	37.428 (403)	-	-	-	-	34.666 (373)
第二座 Block 2	一樓 1/F	別墅 Villa 5	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	11,300,000	151,806 (14,107)	-	-	-	-	2.805 (30)	-	40.773 (439)	5.688 (61)	-	-
第三座 Block 3	地下 G/F	別墅 Villa 6*	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	12,606,000	191,125 (17,755)	-	-	-	-	13.935 (150)	-	-	-	-	90.023 (969)
第三座 Block 3	一樓 1/F	別墅 Villa 7	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	10,990,000	147,642 (13,720)	-	-	-	-	1.946 (21)	-	40.773 (439)	5.688 (61)	-	-
第五座 Block 5	地下 G/F	別墅 Villa 8*	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	13,588,000	206,013 (19,138)	-	-	-	-	24.810 (267)	-	-	-	-	124.617 (1,341)
第五座 Block 5	一樓 1/F	別墅 Villa 9	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	11,015,000	147,977 (13,752)	-	-	-	-	2.476 (27)	-	40.773 (439)	5.688 (61)	-	-

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
第六座 Block 6	地下 G/F	別墅 Villa 10	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	12,260,000	185,879 (17,268)	-	-	-	-	38.684 416	-	-	-	-	29.826 (321)
第六座 Block 6	一樓 1/F	別墅 Villa 11	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	10,630,000	142,805 (13,271)	-	-	-	-	2.674 (29)	-	40.773 (439)	5.688 (61)	-	-
第七座 Block 7	地下 G/F	別墅 Villa 12	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	11,628,000	176,297 (16,377)	-	-	-	-	30.580 (329)	-	-	-	-	27.793 (299)
第七座 Block 7	一樓 1/F	別墅 Villa 15	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	10,946,000	147,051 (13,665)	-	-	-	-	2.674 (29)	-	40.773 (439)	5.688 (61)	-	-
第八座 Block 8	地下 G/F	別墅 Villa 16	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	11,142,000	168,928 (15,693)	-	-	-	-	30.937 (333)	-	-	-	-	28.744 (309)
第八座 Block 8	一樓 1/F	別墅 Villa 17	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	10,390,000	139,581 (12,971)	-	-	-	-	2.674 (29)	-	49.139 (529)	5.672 (61)	-	-
第九座 Block 9	地下 G/F	別墅 Villa 18	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	11,083,000	168,034 (15,610)	-	-	-	-	26.529 (286)	-	-	-	-	25.413 (274)
第九座 Block 9	一樓 1/F	別墅 Villa 19	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	10,390,000	139,581 (12,971)	-	-	-	-	2.674 (29)	-	49.139 (529)	5.672 (61)	-	-

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
第十座 Block 10	地下 G/F	別墅 Villa 20	65.957 (710) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	10,487,000	158,998 (14,770)	-	-	-	-	28.836 (310)	-	-	-	-	21.829 (235)
第十座 Block 10	一樓 1/F	別墅 Villa 21	74.437 (801) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	9,879,000	132,716 (12,333)	-	-	-	-	3.810 (41)	-	40.773 (439)	5.688 (61)	-	-

第三部份:其他資料

Part 3: Other Information

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。
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 (“ASP”) 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，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) 該臨時買賣合約即告終止; (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) 註：『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(「臨時合約」)中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃及選擇相同的已選之付款計劃下提供的折扣、優惠贈品、財務優惠及利益(如有)。

Note: “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 (“PASP”).

The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan and choose the same discount, gifts, financial advantage and benefit (if any) offered under the chosen payment plan for all the residential properties purchased under the same PASP.

(4)(i) 支付條款 Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金。部份臨時訂金港幣\$100,000 須以銀行本票支付，剩餘之臨時訂金須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「孖士打律師行」。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the PASP. HK\$100,000 being part of the preliminary deposit shall be paid by a cashier order and the remaining balance of the preliminary deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to “Mayer Brown JSM”.

(A) 建築期付款 Stage Payment Plan (照售價減 8%) 8% discount from the Price

1. 買方須於簽署臨時合約時繳付相等於樓價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署買賣合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 60 天內再付樓價 5% 作為再期樓款。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 買方簽署臨時合約後 120 天內再付樓價 5% 作為再期樓款。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.
4. 樓價 85% 即樓價餘款於完成交易時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後 14 天內付清。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) on completion (i.e. within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser).

(B) BSD 建築期付款 BSD Stage Payment Plan – The Price

1. 買方須於簽署臨時合約時繳付相等於樓價 5% 之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署買賣合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 60 天內再付樓價 5% 作為再期樓款。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 買方簽署臨時合約後 120 天內再付樓價 5% 作為再期樓款。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.
4. 樓價 85% 即樓價餘款於完成交易時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後 14 天內付清。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) on completion (i.e. within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser).

(4)(ii) 售價獲得折扣基礎: The basis on which any discount on the price available:

- (a) 見 4(i)
See 4(i)

- (b) 只適用於「建築期付款」

Benefits applicable to “Stage Payment Plan” only.

買家可獲以下其中一項優惠 (買方必須簽署臨時合約時選擇其中一種優惠)

The Purchaser 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 PASP):

- (i) 輕鬆置業售價折扣 - 額外售價 5% 折扣優惠; 或
“Quality Home Purchase” Benefit : An extra 5% discount on the Price; **OR**

(ii) 「從價印花稅」優惠 “Ad Valorem Stamp Duty” Benefit

買方可獲「從價印花稅」優惠，金額相等於以下金額（上限為樓價 6%）（「從價印花稅優惠」）:-

- (a) 如須就相關買賣合約徵收從價印花稅以較高稅率(第 1 標準) 給稅務局，下列從價印花稅以較高稅率(第 1 標準)套用於有關住宅物業的樓價後計算得出之金額之 80%或實際繳付之從價印花稅之金額(以較低者為準); 或
- (b) 如須就相關買賣合約徵收從價印花稅以較低稅率(第 2 標準) 給稅務局，下列從價印花稅以較低稅率(第 2 標準)套用於有關住宅物業的樓價後計算得出之金額之 100%或實際繳付之從價印花稅之金額(以較低者為準)。

The Purchaser shall be entitled to an “Ad Valorem Stamp Duty” Benefit equivalent to the following amount (subject to a cap of 6% of the purchase price) (“AVD Benefit”):-

- (a) if Ad Valorem Stamp Duty at Higher Rates (Scale 1) is chargeable on the relevant ASP to the Inland Revenue Department, 80% of the Ad Valorem Stamp Duty payable calculated by applying the Higher Rates (Scale 1) as listed below on the purchase price of the relevant residential property or the actual amount of Ad Valorem Stamp Duty payable, whichever is lower; or
- (b) if Ad Valorem Stamp Duty at Lower Rates (Scale 2) is chargeable on the relevant ASP to the Inland Revenue Department, 100% of the Ad Valorem Stamp Duty payable calculated by applying the Lower Rates (Scale 2) as listed below on the purchase price of the relevant residential property or the actual amount of Ad Valorem Stamp Duty payable, whichever is lower.

從價印花稅以較高稅率(第 1 標準)如下:

The Ad Valorem Stamp Duty at Higher Rates (Scale 1) are as follows:

物業樓價 purchase price of the residential property	從價印花稅新稅率以較高稅率(第 1 標準) Ad Valorem Stamp Duty at Higher Rates (Scale 1)
\$4,428,581 至 to \$6,000,000	6.00%
\$6,000,001 至 to \$6,720,000	\$360,000 + 超出\$6,000,000 的款額的 20% / 20% of the excess over \$6,000,000
\$6,720,001 至 to \$20,000,000	7.50%
\$20,000,001 至 to \$21,739,130	\$1,500,000 超出\$20,000,000 的款額的 20% / 20% of the excess over \$20,000,000
\$21,739,131 或以上 and above	8.50%

從價印花稅較低稅率(第 2 標準)如下:

The Ad Valorem Stamp Duty at Lower Rates (Scale 2) are as follows:

物業樓價 purchase price of the residential property	從價印花稅較低稅率(第 2 標準) Ad Valorem Stamp Duty at Lower Rates (Scale 2)
\$4,428,581 至 to \$6,000,000	3%
\$6,000,001 至 to \$6,720,000	\$180,000 + 超出\$6,000,000 的款額的 10% / 10% of excess over \$6,000,000.00
\$6,720,001 至 to \$20,000,000	3.75%
\$20,000,001 至 to \$21,739,130	\$750,000 + 超出\$20,000,000 的款額的 10% / 10% of excess over \$20,000,000.00
\$21,739,131 或以上 and above	4.25%

為免存疑，如兩個或以上住宅物業以單一份臨時合約購買，「從價印花稅優惠」將按照每個住宅物業的樓價分別計算得出。

For the avoidance of doubt, if two or more residential properties are purchased under one single PASP, the AVD Benefit is calculated with reference to the purchase price of each residential property separately.

當買方簽署買賣合約後，賣方將「從價印花稅優惠」用作直接支付就相關買賣合約應繳付之從價印花稅給稅務局。由稅務局評估得出應付之實際從價印花稅與「從價印花稅優惠」之間的差額則須由買方單獨負責支付。「從價印花稅優惠」以相關交易文件條款作準。

The Vendor will apply the AVD Benefit for payment of ad valorem stamp duty chargeable on the relevant ASP to the Inland Revenue Department directly upon signing of the said ASP by the Purchaser. Any difference between the actual amount of Ad Valorem Stamp Duty assessed by the Inland Revenue Department to be payable and the amount of the AVD Benefit shall be borne by the Purchaser solely.

「從價印花稅優惠」以相關交易文件條款作準。

The AVD Benefit is subject to the terms and conditions of the relevant transaction documents.

(c) 只適用於「BSD 建築期付款」

Benefits applicable to the terms of payment of “BSD Stage Payment Plan” only.

買家可獲以下其中一項優惠（買方必須簽署臨時買賣合約時選擇其中一種優惠）

The Purchaser 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):

(i) 輕鬆置業售價折扣 - 額外售價 5% 折扣優惠；或

“Quality Home Purchase” Benefit : An extra 5% discount on the Price; **OR**

(ii) （只限於已選擇 BSD 建築期付款之買方）「80% 買家印花稅」優惠

（Only applicable to Purchasers who have chosen the BSD Stage Payment Plan） “80% of Buyer’s Stamp Duty” Benefit

已選擇 BSD 建築期付款之買方可獲「80% 買家印花稅」優惠，金額相等於（「買家印花稅優惠」）買家印花稅之稅率（即 15%）套用於每個有關住宅物業的樓價後計算得出之金額之 80%（上限為有關住宅物業樓價之 12%）或實際繳付之買家印花稅之金額（以較低者為準）。

The Purchaser who has chosen the BSD Stage Payment Plan shall be entitled to a “80% of Buyer’s Stamp Duty” Benefit (“**BSD Benefit**”) equivalent to, subject to a cap of 12% of the purchase price of the relevant residential property, 80% of Buyer’s Stamp Duty calculated by applying the rate of Buyer’s Stamp Duty, i.e. 15% on the purchase price of each of the relevant residential property or the actual amount of Buyer’s Stamp Duty payable, whichever is lower.

為免存疑，如兩個或以上住宅物業以單一份臨時合約購買，「買家印花稅優惠」將按照每個住宅物業的樓價分別計算得出。

For the avoidance of doubt, if two or more residential properties are purchased under one single PASP, the BSD Benefit is calculated with reference to the purchase price of each residential property separately.

當買方簽署買賣合約後，賣方將「買家印花稅優惠」用作直接支付就相關買賣合約之買家印花稅給稅務局。由稅務局評估得出應付之實際買家印花稅與「買家印花稅優惠」之間的差額則須由買方單獨負責支付。「買家印花稅優惠」以相關交易文件條款作準。

The Vendor will apply the BSD Benefit for payment of the Buyer’s Stamp Duty chargeable on the relevant ASP to the Inland Revenue Department directly upon signing of the said ASP by the Purchaser. Any difference between the actual amount of the Buyer’s Stamp Duty assessed by the Inland Revenue Department to be payable and the amount of the BSD Benefit shall be borne by the Purchaser solely. The availability of the BSD Benefit shall be subject to the terms and conditions of the relevant transaction documents.

為免存疑，如買方選擇 BSD 建築期付款但無須就相關買賣合約徵收買家印花稅給稅務局，買方無權選擇「買家印花稅優惠」，以及在此情況下賣方均沒有任何義務將任何數額的金錢用作支付就相關買賣合約所徵收之印花稅給稅務局。

For the avoidance of doubt, if the Purchaser chooses the BSD Stage Payment Plan but Buyer’s Stamp Duty is not chargeable on the relevant ASP to the Inland Revenue Department, the Purchaser shall not be entitled to choose the BSD Benefit, and in such circumstances the Vendor shall not have any obligation to apply any amount of money as stamp duty chargeable on the relevant ASP to the Inland Revenue Department.

(d) K&K Club 會員售價折扣優惠 Price Discount Offer for K&K Club Member

如在簽署臨時合約當日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）為 K&K Club 會員，買方可獲 2% 售價折扣優惠。

If there is at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) being a K&K Club member on or before the date of signing the PASP, the Purchaser will be offered 2% discount on the price.

(e) 大手購買折扣優惠 Bulk Purchase Discount

買家及其近親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)(或買方其中一位的近親)(不論單獨或連同其他人)簽署臨時合約時購買合共兩個或以上發展項目住宅物業可就該等住宅物業獲額外 1% 售價折扣優惠。就每個指定住宅物業只可獲一次大手購買折扣優惠。

Where a Purchaser and his/her close relatives (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren)(or a close relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) sign the PASP to purchase two or more residential properties in the Development, an extra 1% discount from the price would be offered to the Purchaser(s) in respect of any such residential property. Only one Bulk Purchase Discount shall be offered for each designated residential property.

(f) 凡買家無需申請使用以下 4(iii)(c)提供的貸款優惠，可額外獲得售價 3% 折扣優惠。

Where a Purchaser does not apply for loan offers provided in 4(iii)(c) below; an extra 3% discount from the price would be offered.

(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 purchase of a specified residential property in the Development

(a) 住客車位優惠 Benefit of Residential Parking Space

選購本價單第二部分標上"*"之住宅物業之買方或同時購買 2 個同座住宅物業之買方可以先到先得形式優先認購發展項目以下所列其中一個住客停車位。住客停車位的售價及銷售安排詳情將由賣方全權及絕對酌情權決定，並容後公佈。

Purchaser of a residential property marked with a "*" in this price list or Purchaser who purchases two (2) residential properties in the same block shall have priority to purchase one (1) of the residential parking spaces in the Development listed below on a first come first served basis. The price and sales arrangements details of the residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

可供認購的住客停車位列表：

List of residential car parking available for purchase:

住客停車位號碼 Residential Parking Space No.
P1
P2
P3
P5

(b) 限期前購買折扣優惠 "Purchase before Deadline" Benefit

買方於 2016 年 9 月 30 日或之前簽署臨時合約購買本價單中所列之任何住宅物業並按照買賣合約之條款於簽署臨時合約後 60 天內向賣方繳付相等於價樓 5% 的再期樓款後，可獲現金回贈價值 HK\$88,888。本優惠受其他條款及細則約束。

A cash rebate of HK\$88,888 will be offered to the Purchaser who signs the PASP on or before 30th Sept 2016 to purchase any residential property in this price list and has paid the 5% of the purchase price of the residential

property as part payment of purchase price to the Vendor within 60 days after the date of signing of the PASP in accordance with the provisions of the ASP. This benefit is subject to other terms and conditions.

(c) 貸款計劃 Loan Offer

買方可向賣方指定財務機構(「指定財務機構」)申請備用第二按揭貸款。

The Purchaser may apply for Standby Second Mortgage Loan from the Vendor's designated financing company ("designated financing company").

備用第二按揭貸款的最高金額為淨樓價的 25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的 85%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄 1。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan offered by the designated financing company shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 1 for details.

上文『淨樓價』一詞指扣除第(4)(ii)段及第(4)(iii)(b)段所述及的折扣或回贈或其他優惠(如有的話)後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the discounts, rebates and/or other benefits (if any) as set out in paragraph (4)(ii) and paragraph 4(iii)(b).

(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

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、按揭及樓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the ASP 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買賣合約、按揭及樓契等法律文件，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 chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the ASP and the Assignment.

買方需支付一概有關臨時合約、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, registration fee and other disbursements on the PASP, the ASP and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, 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) will be borne by the Purchasers.

(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 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、業權文件認正本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買方負責。

The Purchaser(s) 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 ASP and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

附錄 1 備用第二按揭貸款

Annex 1 Standby Second Mortgage Loan

指定財務機構提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the designated financing company are as follows:

- (I) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少 60 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 60 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).
- (II) 第二按揭貸款以該住宅物業之法定按揭作抵押。
The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.
- (III) 第二按揭貸款年期最長為 25 年，或第一按揭貸款(由第一按揭銀行提供)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 (offered by the first mortgagee bank), whichever is shorter.
- (IV) 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 2.85% p.a.，期後之按揭利率為港元最優惠利率，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 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 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (V) 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.
- (VI) 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。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (VII) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。有關第二按揭貸款的申請需要進行壓力測試。
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently. Stress test will also be applied on the application of the Second Mortgage Loan.
- (VIII) 所有第二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二按揭貸款的律師費用及雜費。
All legal documents of the 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.
- (IX) 買方須就申請第二按揭貸款支付港幣\$3,000 的申請手續費。如第二按揭貸款獲批，該申請手續費將會退還予買方。
The Purchaser shall pay a sum of HK\$3,000 being the application fee for the Second Mortgage Loan. In the event the Second Mortgage Loan is approved, the said application fee will be refunded to the Purchaser.

- (X) 如已獲批的第二按揭貸款未有於到期日前提取，則買方須繳付指定財務機構相當於第二按揭貸款額 1.15% 的承諾費。
In the event the Second Mortgage Loan facility has been approved but not disbursed by the end of its availability period, a commitment fee equivalent to 1.15% of the Second Mortgage Loan amount would be payable by the Purchaser.
- (XI) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，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 Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Second Mortgage 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.
- (XII) 此第二按揭貸款受其他條款及細則約束。
This Second Mortgage Loan is subject to other terms and conditions.
- (XIII) 賣方無給予或視之為已給予任何就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 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 Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

- (5) 賣方已委任地產代理在發展項中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agent(s) 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

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.18rosewood.hk

The address of the website designed by the Vendor for the Development is: www.18rosewood.hk