

# BIARRITZ

## 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	BIARRITZ	期數（如有） Phase No. (If any)	不適用 Not Applicable
發展項目位置 Location of Development	青泰路 16 號 No. 16 Tsing Tai 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)	3		

印製日期 Date of Printing	價單編號 Number of Price List
24 July 2015	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
無 NIL	無 NIL	無 NIL

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. m. (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.m. (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 Stair- hood	前庭 Terrace	庭院 Yard
1 號洋房 House 1	311.330 (3,351)	98,000,000	314,779 (29,245)	8.591 (92)	---	---	30.605 (329)	308.045 (3,316)	34.372 (370)	123.827 (1,333)	---	---	---
2 號洋房 House 2	262.074 (2,821)	68,000,000	259,469 (24,105)	7.731 (83)	---	---	28.709 (309)	124.247 (1,337)	32.988 (355)	102.112 (1,099)	---	---	---
3 號洋房 House 3	262.074 (2,821)	78,000,000	297,626 (27,650)	7.731 (83)	---	---	28.709 (309)	174.649 (1,880)	32.749 (353)	102.112 (1,099)	---	---	---

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## 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 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.

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- (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：在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『買價』指臨時買賣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，皆以捨位取接近百位數作為買價。

Note: In paragraph, “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) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price.

- (i) 支付條款

## The Terms of Payment

買方須於簽署臨時買賣合約時繳付相等於買價的5%作為臨時訂金，請帶備港幣\$3,000,000銀行本票以支付部份臨時訂金，抬頭請寫『金杜律師事務所』。請另備支票以繳付臨時訂金之餘額。

The purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$3,000,000 made payable to “King & Wood Mallesons” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

## 現金付款計劃

### Cash Payment Plan

1. 買方於簽署臨時買賣合約時繳付臨時訂金即樓價5% (『臨時訂金』)。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。

The purchaser shall pay a preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) 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. 買方於簽署買賣合約時繳付加付訂金即買價5%。

The purchaser shall pay a further deposit equivalent to 5% of the purchase price upon signing of the agreement for sale and purchase.

3. 買方於簽署臨時買賣合約的日期後90日內繳付買價90%(買價餘額)。

The purchaser shall pay 90% of the purchase price (balance of purchase price) within 90 days after the date of signing of the preliminary agreement for sale and purchase.

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## 備註 Note

- a. 有關臨時買賣合約及/或正式買賣合約及/或樓契之所有印花稅(包括但不限於根據香港法例第117章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)、上手契約鑑證本之費用、登記費用、圖則費及買方律師費包括處理、完成、簽署、釐印及登記臨時買賣合約及/或正式買賣合約及/或樓契、有關擬備、打蓋印花、登記及完成大廈公契及管理合約(“大廈公契”)的適當分攤及其他有關買賣本物業之文件等費用，一概由買方負責及於成交日或之前支付。

All stamp duties (including but without limitation of the Ad Valorem Stamp Duty, the Special Stamp Duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) on the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the subsequent Assignment, the charges for certified copy title deeds, the registration fees, plan fees and all the Purchaser's Solicitors charges and disbursements in preparing, completing, executing, stamping and registering the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the Assignment, a due proportion of the costs for the preparation, stamping, registration and completion of the Deed of Mutual Covenant and Management Agreement (“DMC”) and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser on or before completion.

- b. 買方須在賣方交吉本物業予買方時繳付管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代本物業已支付的上述費用包括但不限於水電煤按金。

The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payment including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

- (ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

[無Nil.]

- (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

印花稅現金回贈

Stamp Duty Cash Rebate

1. 買方在按買賣合約完成指明住宅物業買賣交易後，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額以買方就買賣合約應付及已真實繳付的從價印花稅及(如適用)買家印花稅計算，但其總數不得超逾下述最高金額:-

- (a) 1號洋房: 不得多於買價的百分之十五(15%)。

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(b) 2號洋房 或 3號洋房: 不得多於買價的百份之十一點七五(11.75%)。

After the purchaser has completed the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase, the purchaser shall be entitled to a stamp duty cash rebate (“Stamp Duty Cash Rebate”) from the Vendor. The Stamp Duty Cash Rebate is calculated according to the ad valorem stamp duty and (if applicable) buyer’s stamp duty which was or were chargeable on such agreement for sale and purchase and actually paid by such purchaser, subject however to the following maximum amount:-

- (a) House 1: not exceeding 15% of the purchase price.
- (b) House 2 or House 3: not exceeding 11.75% of the purchase price.

2. 買方須於成交日後30日內以書面(連同相關文件)向賣方申請印花稅現金回贈，申請須連同就買賣合約應付的所有印花稅的正式繳付收據。賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈以銀行劃線支票給予買方。

The purchaser shall apply to the Vendor in writing (together with the relevant documents) for the Stamp Duty Cash Rebate within 30 days after the date of completion. The application shall be accompanied with the official receipt(s) for due payment of all Stamp Duty payable on the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will give the purchaser the Stamp Duty Cash Rebate in bank cross-cheque.

3. 本優惠只適用於同是簽署指明住宅物業的臨時買賣合約、買賣合約及轉讓契的買方，不可轉讓，及不適用於買方在成交前的其他處置(包括但不限於以提名書或轉售方式處置指明住宅物業中的任何權益)。

This benefit is personal to the purchaser who must be the same purchaser signing the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment of the specified residential property only, and shall not be transferable or assignable, and shall not be applicable if the purchaser shall have disposed of any interest in the specified residential property before completion (including but not limited to nomination or sub-sale).

4. 本優惠受其他條款及細則約束。

This benefit is subject to other terms and conditions.

(iv) 誰人負責支付買賣該發展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 purchase of a specified residential property in the development

1. 如買方聘用賣方指定之代表律師作為買方之代表律師同時處理指明住宅物業的購買及(如適用)按揭，賣方同意為買方支付買賣合約及樓契兩項(但不包括按揭)法律文件

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的有關律師費。

If the purchaser appoints the Vendor's solicitors to act on his/her behalf in connection with the purchase and (if applicable) the mortgage of the specified residential property, the Vendor agrees to bear the solicitors' fees in respect of the agreement for sale and purchase and the assignment but not the mortgage of the specified residential property.

2. 如買方選擇另聘代表律師處理指明住宅物業的購買或(如適用)按揭，買賣雙方須各自負責其指明住宅物業的買賣及(如適用)按揭的有關律師費。

If the purchaser chooses to instruct his/her own solicitors to act for him/her in connection with the purchase or (if applicable) the mortgage of the specified residential property, each of the Vendor and purchaser shall bear his own solicitors' fees in connection with the sale and purchase and (if applicable) mortgage of the specified residential property.

3. 買方須承擔及支付一概有關買賣指明住宅物業之印花稅(包括從價印花稅、額外印花稅、買家印花稅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 (including ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) payable in respect of the sale and purchase of the specified residential property shall be paid and borne by the purchaser solely.

- (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

製作、登記及完成大廈公契及管理合約(『公契』)費用及附於公契之圖則費用的適當分攤、所購指明住宅物業的業權契據及文件認證副本之費用、所購指明住宅物業的買賣合約及轉讓契之圖則費、所購指明住宅物業的按揭(如有)的律師費、雜費、代墊付費用及其他有關所購指明住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of the title deeds and documents of the specified residential property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the specified residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the specified residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the specified residential property purchased.

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(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:

賣方委任地產代理

Agent appointed by the Vendor

YUE XIU PROPERTY AGENCY LIMITED

CENTALINE PROPERTY AGENCY LIMITED

MIDLAND REALTY INTERNATIONAL LIMITED

RICACORP PROPERTIES LIMITED

HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

EARNEST PROPERTY AGENCY LIMITED

CENTURY 21 HONG KONG LTD.

QFANG NETWORK (HONGKONG) AGENCY LIMITED

SAVILLS REALTY LIMITED

EASY LAND AGENCY LTD

FULL SHINE CONSULTANTS LIMITED

UNIVERSAL (S.T.) PROPERTY AGENCY LIMITED

C & D ASSOCIATES GROUP LIMITED

越秀物業代理有限公司

中原地產代理有限公司

美聯物業代理有限公司

利嘉閣地產有限公司

香港置業（地產代理）有限公司

晉誠地產代理有限公司

世紀21香港有限公司

雲房網絡（香港）有限公司

第一太平戴維斯住宅代理有限公司

葉氏行地產代理有限公司

富耀顧問有限公司

環宇物業（深井）代理有限公司

志達行集團有限公司

請注意:任何人可委任任何地產代理在購買該發展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.biarritz.com.hk**

The address of the website designated by the Vendor for the development is: **www.biarritz.com.hk**