

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	御·豪門 Billionnaire Royale	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	沙浦道83號 No.83 Sa Po 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)			266

印製日期 Date of Printing	價單編號 Number of Price List
12 November 2013	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
4 April 2014	1A	--
10 April 2014	1B	--
29 April 2014	1C	--
14 May 2014	1D	--
27 June 2014	1E	--
31 October 2014	1F	--
16 September 2015	1G	--
25 September 2015	1H	--
16 October 2015	1I	--

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
御·豪門 Billionnaire Royale	59-60	複式單位 A Duplex A	193.108 (2079) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	69,966,000	362,315 (33,654)	-	-	-	3.077(33)	-	-	72.439(780)	8.209(88)	-	-
	58	A	165.701 (1784) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	55,937,000	337,578 (31,355)	-	-	-	2.215(24)	-	-	-	-	-	-
	59-60	複式單位 B Duplex B	193.108 (2079) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	64,784,000	335,481 (31,161)	-	-	-	3.077(33)	-	-	72.439(780)	8.209(88)	-	-
	58	B	165.701 (1784) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	51,463,000	310,577 (28,847)	-	-	-	2.215(24)	-	-	-	-	-	-
	57	B	94.159 (1014) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	18,546,000	196,965 (18,290)	-	3.990(43)	-	-	-	-	-	-	-	-
	56	B	94.159 (1014) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	18,038,000	191,570 (17,789)	-	3.990(43)	-	-	-	-	-	-	-	-
	55	B	94.159 (1014) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	17,303,000	183,764 (17,064)	-	3.990(43)	-	-	-	-	-	-	-	-
	51	B	94.159 (1014) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	16,934,000	179,845 (16,700)	-	3.990(43)	-	-	-	-	-	-	-	-
	50	B	94.159 (1014) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	16,818,000	178,613 (16,586)	-	3.990(43)	-	-	-	-	-	-	-	-
	60	C	146.880 (1581) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	51,313,000	349,353 (32,456)	-	-	-	1.402(15)	-	-	71.017(764)	6.832(74)	-	-
	58-59	複式單位 C Duplex C	196.396 (2114) *露台 *Balcony: 5.221(56); 工作平台 Utility Platform: ---- (-)	63,130,000	321,442 (29,863)	-	-	-	5.893(63)	-	-	-	-	-	-
	57	C	86.151 (927) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	23,449,000	272,185 (25,296)	-	3.215(35)	-	-	-	-	-	-	-	-
	46	C	86.151 (927) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	19,906,000	231,059 (21,474)	-	3.215(35)	-	-	-	-	-	-	-	-
	60	D	150.382 (1619) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	48,375,000	321,681 (29,880)	-	-	-	1.985(21)	-	-	75.324(811)	6.832(74)	-	-
	58-59	複式單位 D Duplex D	204.337 (2199) **露台 **Balcony: 4.837 (52); 工作平台 Utility Platform: ---- (-)	66,785,000	326,838 (30,371)	-	-	-	5.181(56)	-	-	-	-	-	-
	57	D	86.151 (927) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	17,108,000	198,582 (18,455)	-	3.215(35)	-	-	-	-	-	-	-	-
56	D	86.151 (927) 露台 Balcony: 2.325 (25); 工作平台 Utility Platform: 1.499 (16)	16,597,000	192,650 (17,904)	-	3.215(35)	-	-	-	-	-	-	-	-	

* 發展項目58樓至59樓複式單位C實質上為露台（整個或部分其上有蓋頂）之個別面積，在售楼說明書內該複式單位的平面圖上被描述為「平台」。

* The respective areas of the de facto Balcony (with cover above, either wholly or partially) of Duplex C of 58/F-59/F of the Development are described as "Flat Roof" on the Floor Plan(s) of such Duplex in the sales brochure.

**發展項目58樓至59樓複式單位D實質上為露台（其上有蓋頂）之個別面積，在售楼說明書內該複式單位的平面圖上被描述為「平台」。

** The respective areas of the de facto Balcony (with cover above) of Duplex D of 58/F-59/F of the Development are described as "Flat Roof" on the Floor Plan(s) of such Duplex in the sales brochure.

***發展項目59樓至60樓複式單位A、59樓至60樓複式單位B、60樓C室及60樓D室的天台之個別面積，在售楼說明書內其天台樓面平面圖上被描述為「平台」。

*** The respective areas of the Roof of Duplex A of 59/F-60/F, Duplex B of 59/F-60/F, Flat C of 60/F and Flat D of 60/F of the Development are described as "Flat Roofs" on the Roof Floor Plan(s) thereof in the sales brochure.

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樓價的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，就有關指明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，就有關指明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) 支付條款 Terms of Payment**

如住宅物業位於 46 樓層及 57 樓層至 60 樓層，買方於簽署臨時買賣合約時須繳付相等於樓價之 5 % 的金額作為臨時訂金，其中港幣200,000元之訂金必須以銀行本票支付，抬頭請寫「梁錦濤關學林律師行」或「Ford, Kwan & Company」，餘額須以支票支付，抬頭請寫「梁錦濤關學林律師行」或「Ford, Kwan & Company」。

如住宅物業位於 50 樓層至 56 樓層，買方於簽署臨時買賣合約時須繳付相等於樓價之 5 % 的金額作為臨時訂金，其中港幣200,000元之訂金必須以銀行本票支付，抬頭請寫「黃乾亨黃英豪律師事務所」或「Philip K.H. Wong, Kennedy Y.H. Wong & Co.」，餘額須以支票支付，抬頭請寫「黃乾亨黃英豪律師事務所」或「Philip K.H. Wong, Kennedy Y.H. Wong & Co.」。

If the residential property is located on 46/F and 57/F to 60/F, upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5 % of the Purchase Price, of which HK\$200,000 must be paid by cashier's order(s) made payable to "Ford, Kwan & Company" and the remaining balance must be paid by cheque(s) made payable to "Ford, Kwan & Company".

If the residential property is located on 50/F to 56/F, upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5 % of the Purchase Price, of which HK\$200,000 must be paid by cashier's order(s) made payable to "Philip K.H. Wong, Kennedy Y.H. Wong & Co." and the remaining balance must be paid by cheque(s) made payable to "Philip K.H. Wong, Kennedy Y.H. Wong & Co.".

注意 Note:

(I) 「售價」是指在此價單上第二部份所指價格;

“Price” means the price as stated in Part 2 of this Price List;

(II) 「折扣價」是指售價按第(4)(i)段所述折扣後的價格(如適用);

“Discounted Price” means the Price as discounted by paragraph (4)(i) (if applicable);

(III) 「樓價」是指折扣價按以下第(4)(ii)(b)段再折扣後的價格; 或(如折扣價不適用) 售價按以下第(4)(ii)(b)段折扣後的價格。
「樓價」一詞應為在臨時買賣合約上所述的價格。

“Purchase Price” means the Discounted Price further discounted in accordance with paragraph (4)(ii)(b) below; or (if Discounted Price does not apply) the Price discounted in accordance with paragraphs (4)(ii)(b) below.

The term “Purchase Price” shall be the price as stated in the preliminary agreement for sale and purchase.

(IV) 「工作日」具有《一手住宅物業銷售條例》(第621章) 第2(1)條給予該詞的涵義。

“Working Day” has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

(V) 「辦公日」指符合以下說明的日子(a)不屬星期六、星期日或公眾假期; 及(b)銀行在該日於香港特別行政區開放營業。

“Business Day” means a day (a) that is not a Saturday, Sunday or public holiday; and (b) on which banks are open for business in the Hong Kong Special Administrative Region.

樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollar.

(A) 60 天付款計劃: (照售價減 10%) 60-day Payment Plan : (10% discount from the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日 內支付。
5% of the Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.
3. *樓價 90% (樓價餘款): 於買方簽署臨時買賣合約後 60 天 內支付。
*90% of the Purchase Price (balance of Purchase Price): shall be paid within 60 days after signing of the preliminary agreement for sale and purchase by the Purchaser.

(B) 360 天付款計劃: (照售價減 8%) 360-day Payment Plan: (8% discount from the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
 2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日 內支付。
5% of the Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 3. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後 60 天 內支付。
5% of the Purchase Price (further deposit and part payment of Purchase Price): shall be paid within 60 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 4. *樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後 360 天 內支付。
*85% of the Purchase Price (balance of Purchase Price): shall be paid by the Purchaser within 360 days after signing of the preliminary agreement for sale and purchase by the Purchaser. #
- # 如買方選擇於成交前再支付樓價餘款之 15%，賣方願意容許買方於成交前以許可人之身份佔用該物業。詳細條款請參閱下述 4(iii)(c) 項。
Should Purchasers choose to pay for a further part payment of 15% of the balance of Purchase Price before completion of sale and purchase of the specified residential property(ies), Vendor is willing to grant a licence to the Purchasers to occupy the specified residential property(ies) before completion as bare licensee of the Vendor. Other conditions please refer to 4(iii)(c) below.
- * 賣方可安排指定之財務公司(「財務公司」)辦理及提供物業按揭貸款，買方的物業按揭貸款申請必須經由財務公司批核。
該物業按揭受下列條款及條件限制:-
The Vendor can arrange for a mortgage loan to be offered and provided by a designated finance company ("finance company") provided that the Purchaser's mortgage loan application is approved by the finance company. The said mortgage loan is subject to the following terms and conditions: -

(1) 申請批出與否，財務公司有最終決定權。

Whether the application is approved or not is subject to the final decision of the finance company.

(2) 所有物業按揭的法律文件必須於財務公司指定之律師樓辦理及簽署。

All legal documents for the mortgage must be prepared and executed at the solicitors' firm designated by the finance company.

(3) 所有有關費用及雜費由買方負責。

All costs and disbursements shall be paid by the Purchaser.

(4) 物業按揭貸款最高可達樓價 70%，年期最長可達240期每月供款。

The maximum amount of the mortgage loan shall not exceed 70% of Purchase Price with a maximum term of 240 monthly instalments.

(5) 物業按揭貸款以下列方式償還：-

The mortgage loan shall be repaid in the manner as follows:-

每月供款，首24個月利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減1.25%計算，往後利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算，按利率浮動而改變。

The interest will be calculated at a rate of 1.25% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time for the first 24 months and thereafter at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong Shanghai Banking Corporation Limited from time to time, subject to the fluctuation of the interest rate.

(6) 任何提前全數或部份還款將須支付以下列方法計算之提前還款費：-

Any full / partial early repayment will be subject to the payment of an early repayment fee calculated as follows: -

(a) 如買方在按揭貸款日期計首24個月內全數提前還款，不須支付提前還款費；

if early repayment in full of all mortgage is made within the first 24 months of the date of advance of loan, no prepayment fee is payable;

(b) 如在前分段(a)以外時間作提前全數或部份還款，須支付相當於提前還款額之3個月利息(以港元最優惠利率計算)的提前還款費。

any other full or partial early repayment other than within the period mentioned in sub-clause (a) above is subject to an early repayment fee equivalent to three months' interest (at the rate calculated at the Hong Kong Dollar Best Lending Rate) on the sum so early repaid.

(7) 買方於決定選用上述支付條款前，敬請先向財務公司查詢按揭條款、批核條件及手續等詳情。

The Purchaser is advised to consult the finance company on details of terms and conditions of the application procedures and the grant of the mortgage loan before selecting terms of payment.

本按揭貸款只適用於以個人身份而不適用於以法團身份購買住宅物業。

This mortgage loan is only applicable to acquisition of the specified residential property(ies) by a natural person but not a corporation.

(C) 首20個月免息按揭付款計劃: (照售價減 7%) First 20 months Interest-Free Mortgage Loan Payment Plan: (7% discount from the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
 2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日內支付。
5% of the Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 3. 樓價 10% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後30天內支付。
10% of the Purchase Price (further deposit and part payment of Purchase Price): shall be paid within 30 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 4. **樓價 80% (樓價餘款): 於買方簽署臨時買賣合約後60天內支付。
**80% of the Purchase Price (balance of Purchase Price): shall be paid by the Purchaser within 60 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- ** 賣方可安排指定之財務公司(「財務公司」)辦理及提供物業按揭貸款，買方的物業按揭貸款申請必須經由財務公司批核。該物業按揭受下列條款及條件限制:-
The Vendor can arrange for a mortgage loan to be offered and provided by a designated finance company ("finance company") provided that the Purchaser's mortgage loan application is approved by the finance company. The said mortgage loan is subject to the following terms and conditions: -
- (1) 申請批出與否，財務公司有最終決定權。
Whether the application is approved or not is subject to the final decision of the finance company.
 - (2) 所有物業按揭的法律文件必須於財務公司指定之律師樓辦理及簽署。
All legal documents for the mortgage must be prepared and executed at the solicitors' firm designated by the finance company.
 - (3) 所有有關費用及雜費由買方負責。
All costs and disbursements shall be paid by the Purchaser.
 - (4) 物業按揭貸款最高可達樓價 80%，年期最長可達240期每月供款。
The maximum amount of the mortgage loan shall not exceed 80% of Purchase Price with a maximum term of 240 monthly instalments.
 - (5) 物業按揭貸款以下列方式償還: -
The mortgage loan shall be repaid in the manner as follows:-
 - (a) 首20個月，不超過樓價10%的部份物業按揭貸款可分20期每月免息供款償還，每期償還之本金為樓價之0.5%。
For the first 20 months, portion of the mortgage loan not exceeding 10% of the Purchase Price shall be repaid by way of 20 equal monthly instalment at 0.5% of the Purchase Price each without interest;

- (b) 往後餘下不超過樓價70%的物業按揭貸款於第21期至44期以每月連利息供款償還，利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減1.25%計算，其後第45期起之按揭貸款連利息之償還，利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算，按利率浮動而改變。

For the subsequent 21st month to 44th month, the remaining mortgage loan not exceeding 70% of the Purchase Price will be repaid by equal monthly instalment(s) with interest calculated at a rate of 1.25% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time. Thereafter, from the 45th month onwards, repayment of the principal and interest shall be calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong Shanghai Banking Corporation Limited from time to time, subject to the fluctuation of the interest rate.

- (6) 任何提前全數或部份還款將須支付以下列方法計算之提前還款費： -

Any full / partial early repayment will be subject to the payment of an early repayment fee calculated as follows: -

- (a) 如在按揭貸款日起計首44個月內全數提前還款，不須支付提前還款費；
if early repayment in full of all mortgage loan is made within the first 44 months of the date of advance of loan, no prepayment fee is payable;
- (b) 如在前分段(a)以外時間作提前全數或部份還款，須支付相當於提前還款額之3個月利息(以港元最優惠利率計算)的提前還款費。
any other full or partial early repayment other than within the period mentioned in sub-clause (a) above is subject to an early repayment fee equivalent to three months' interest (at the rate calculated at the Hong Kong Dollar Best Lending Rate) on the sum so early repaid.

- (7) 買方於決定選用上述支付條款前，敬請先向財務公司查詢按揭條款、批核條件及手續等詳情。

The Purchaser is advised to consult the finance company on details of terms and conditions of the application procedures and the grant of the mortgage loan before selecting terms of payment.

本按揭貸款只適用於以個人身份而不適用於以法團身份購買住宅物業。

This mortgage loan is only applicable to acquisition of the specified residential property(ies) by a natural person but not a corporation.

- 如繳付再期訂金、部份樓價及/或樓價餘款的到期日的當日並非辦公日，或在上午9時至下午5時之間，懸掛8號或以上颱風訊號或發出黑色暴雨警告訊號，則該到期日將自動順延至下一個緊接該日並在上午9時至下午5時之間沒有懸掛8號或以上颱風訊號或發出黑色暴雨警告訊號的辦公日。

If any due date for payment of further deposit, part payment of Purchase Price and/or balance of Purchase Price falls on a day that is not a Business Day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such due date is automatically postponed to the immediately following day that is a Business Day and on which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

- 如買方於簽署買賣合約前如因為任何原因，需要更改支付條款，必須得申達有限公司（「賣方」）的事先書面同意，並須繳付手續費港幣7,500元及有關額外費用。

If a Purchaser wishes to change the terms of payment before signing the agreement for sale and purchase for whatever reasons, the Purchaser must first obtain the prior written consent of Sunnytact Company Limited ("Vendor") and pay an administrative fee of HK\$7,500 and all related extra expenses.

(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available

- (a) 請參閱第(4)(i)段支付條款 (A) , (B) 及 (C) 。

Please refer to paragraph (4)(i) Terms of Payment (A), (B) and (C).

- (b) 除根據第(4)(i)段支付條款(A), (B) 及 (C) 所列之售價折扣外，所有買方(包括但不限於選擇第(4)(i)段支付條款(A), (B) 或 (C) 的買方)還享用以下折扣優惠：

In addition to the corresponding discount on the Price as listed in paragraph (4)(i) Terms of Payment (A), (B) and (C), all Purchasers (including but not limited to the Purchaser who selected paragraph (4)(i) Terms of Payment (A), (B) or (C)) shall be offered the following discount:-

「印花稅折扣」 "Stamp Duty Discount"

買方可以折扣價為基礎獲額外以「從價印花稅」稅率(以第一標準計算)(「新稅率」)計算作為「印花稅折扣」，不論有關買賣需付印花稅與否。

An extra discount equivalent to the Ad Valorem Stamp Duty (calculated at Scale 1)("new AVD rates") from the Discounted Price would be offered to the Purchaser as the "Stamp Duty Discount", regardless whether the sale and purchase is subject to payment of Stamp Duty.

「從價印花稅」新稅率如下: The new AVD rates are as follows:

物業售價或價值 (以較高者為準) Consideration or value of the property (whichever is the higher)	新稅率 New AVD rates
\$6,720,001 至 to \$20,000,000	7.50%
\$20,000,001至 to \$21,739,130	\$1,500,000+超出excess over \$20,000,000的款額的20%
\$21,739,131或以上and above	8.50%

(iii) 可就購買於本發展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) 送贈傢俱和物件優惠 Furniture and Chattels Offer

購買御·豪門56樓B室、56樓D室、58-59樓複式單位D及59-60樓複式單位A之買方，可獲贈該室內裡現有之傢俱及／或實產物品如下（「贈品」）(受相關文件條款及條件限制，該等條款及條件包括但不限於贈品將會以現狀於交易完成時移交買方，賣方不須對贈品作出任何質量、狀態、條件、適用性、運作狀況保證或陳述或提供任何維修、保養或更換，買方須以現狀接收贈品)。

The Purchaser of Flat B on the 56th Floor, Flat D on the 56th Floor, Duplex D on the 58th-59th Floor and Duplex A on the 59th-60th Floor

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of Billionnaire Royale is entitled to the following furniture and/or chattel items currently displayed in the said flat as a gift ("Gift") (subject to terms and conditions contained in the relevant documentation, which said terms and conditions include but are not limited to, the Gift will be delivered to the Purchaser upon completion on an "as is" basis and the Vendor will not give any warranty or representation as to the quality, state, condition, fitness, working condition of the Gift or provide any repair, maintenance or replacement thereof and the Purchaser will take the Gift as it stands).

御·豪門56樓B室 Flat B on the 56th Floor of Billionnaire Royale

<u>位置 Location</u>	<u>傢俱和 / 或實產物品 Furniture and / or Chattel Items</u>	<u>數量 Quantity</u>
客/飯廳 Living/Dining Room	飯檯 Dining Table	1
	椅子 Chairs	6
	吊燈 Pendant Light	1
	沙發 Sofa	1
	地毯 Carpet	1
	窗簾 Curtain	1 組(set)
主人房 1 Master Bedroom 1	雙人床 Twin Bed	1
	床上用品 Beddings	1 組(set)
	地毯 Carpet	2
	窗簾 Curtain	1 組(set)
睡房2 Bedroom 2	地毯 Carpet	1
	窗簾 Curtain	1 組(set)
	衣櫃 Wardrobe	1
	檯燈 Table Lamp	1
睡房3 Bedroom 3	單人床 Single Bed	1
	床上用品 Beddings	1 組(set)
	地毯 Carpet	1
	窗簾 Curtain	1 組(set)
	衣櫃 Wardrobe	1
士多房 Store Room	單人床 Single Bed	1
	床上用品 Beddings	1 組(set)

御·豪門56樓D室 Flat D on the 56th Floor of Billionnaire Royale

<u>位置 Location</u>	<u>傢俱和 / 或實產物品 Furniture and / or Chattel Items</u>	<u>數量 Quantity</u>
客/飯廳 Living/Dining Room	飯檯 Dining Table	1
	椅子 Chairs	6
	吊燈 Pendant Light	1

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	沙發 Sofa	1 組(set)
	地毯 Carpet	1
	窗簾 Curtain	1 組(set)
主人房 1 Master Bedroom 1	雙人床 Twin Bed	1
	床上用品 Beddings	1 組(set)
	衣櫃 Wardrobe	1
	窗簾 Curtain	1 組(set)
睡房2 Bedroom 2	單人床 Single Bed	1
	床上用品 Beddings	1 組(set)
	窗簾 Curtain	1 組(set)
	衣櫃 Wardrobe	1
睡房3 Bedroom 3	嵌入式書檯 Built-in Study Table	1
	檯燈 Table Lamp	1
	椅子 Chair	1
	窗簾 Curtain	1 組(set)
士多房 Store Room	單人床 Single Bed	1
	床上用品 Beddings	1 組(set)

御·豪門58-59樓複式單位D Duplex D on the 58th-59th Floor of Billionnaire Royale

<u>位置 Location</u>	<u>傢俱和 / 或實產物品 Furniture and / or Chattel Items</u>	<u>數量 Quantity</u>
(58樓下層複式單位D Lower Duplex D on 58th Floor)		
客/飯廳及書房 Living/Dining Room and Study Room	飯檯 Dining Table	1
	椅子 Chairs	6
	吊燈 Pendant Light	1
	沙發 Sofa	1 組(set)
	地毯 Carpet	2
	窗簾 Curtain	4 組(set)
	沙發椅 Sofa Chair	2
	座地燈 Floor Lamp	1
	座地飾物櫃 Furnished Stand	1 組(set)
(59樓上層複式單位D Upper Duplex D on 59th Floor)		
主人房 Master Bedroom	雙人床 Twin Bed	1
	床上用品 Beddings	1 組(set)
	衣櫃 Wardrobe	1
	窗簾 Curtain	2 組(set)

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	檯燈 Table Lamp	2
	梳妝枱連鏡 Dressing Table with Mirror	1
	沙發 Sofa	1 組(set)
	地毯 Carpet	1
	咖啡桌 Coffee Table	1
睡房1 Bedroom 1	單人床 Single Bed	1
	床上用品 Beddings	1 組(set)
	窗簾 Curtain	1 組(set)
	衣櫃 Wardrobe	1
	梳妝枱連鏡 Dressing Table with Mirror	1
	椅子 Chairs	2
	檯燈 Table Lamp	1
睡房2 Bedroom 2	雙人床 Twin Bed	1
	床上用品 Beddings	1 組(set)
	窗簾 Curtain	1 組(set)
	衣櫃 Wardrobe	1
	梳妝枱連鏡 Dressing Table with Mirror	1
	椅子 Chair	1
	檯燈 Table Lamp	1
	床頭燈連地櫃 Lamp and Cabinet	2
睡房3 Bedroom 3	沙發 Sofa	1 組(set)
	地毯 Carpet	1
	窗簾 Curtain	2 組(set)
	檯燈 Table Lamp	1
	咖啡桌 Coffee Table	1
士多房1 Store Room 1	書枱 Study Table	1
	椅子 Chair	1
	層架 Display Shelves	7

御·豪門59-60樓複式單位A Duplex A on the 59th-60th Floor of Billionnaire Royale
位置 Location 傢俱和 / 或實產物品 Furniture and / or Chattel Items

數量 Quantity

(59樓下層複式單位A Lower Duplex A on 59th Floor)

客/飯廳 Living/Dining Room	咖啡桌 Coffee Table	1
	檯燈 Table Lamp	1 組(set)
	吊燈 Pendant Light	2

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	沙發 Sofa	3
	地毯 Carpet	1
	窗簾 Curtain	2 組(set)
睡房2 Bedroom 2	吊燈 Pendant Light	2
	窗簾 Curtain	2 組(set)
睡房3 Bedroom 3	吊燈 Pendant Light	1
	窗簾 Curtain	1 組(set)
(60樓上層複式單位A Upper Duplex A on 60th Floor)		
主人房 Master Bedroom	吊燈 Pendant Light	2
	窗簾 Curtain	4 組(set)
睡房1 Bedroom 1	吊燈 Pendant Light	1
	窗簾 Curtain	1 組(set)
天台 Roof	尼龍沙發 Nylon Sofa	1
	沙灘床 Beach Bed	1
	桌子 Table	1
	尼龍椅子 Nylon Chairs	4
	茶几 Tea Table	1

(b) 汽車停車位優惠 Benefit for Motor Car Parking Unit(s)

- 凡於2015年11月15日(包括當日)或之前簽署臨時買賣合約購買 58 樓層至 60 樓層之指明住宅物業的買方，可免費獲贈指定汽車停車位 1 個，同時買方可獲優先認購額外1個該項目的汽車停車位。每個汽車停車位價值為港幣1,800,000元。賣方有全權決定汽車停車位之分配及購買。

Where the preliminary agreement for sale and purchase of the specified residential property(ies) on 58/F to 60/F is signed on or before 15 November 2015 (inclusive of that date), ONE designated motor car parking unit shall be granted to the Purchaser free of payment. The Purchaser shall also have the priority to purchase ONE extra motor car parking unit simultaneously with the purchase of the specified residential property(ies). The value of each of motor car parking unit of the Development is HK\$1,800,000. The purchase and allocation of motor car parking unit(s) is at the absolute discretion of the Vendor.

- 購買 46 樓層至 57 樓層之指明住宅物業的買方，可獲優先認購該項目的汽車停車位1個。
- The Purchaser of the specified residential property(ies) on 46/F to 57/F shall have the priority to purchase ONE motor car parking unit in the Development .

- 賣方有全權決定汽車停車位之分配及購買。

The purchase and allocation of motor car parking unit(s) is at the absolute discretion of the Vendor.

- 在買方揀選及購入指明住宅物業的同時，買方可如上所述認購汽車停車位，惟倘若屆時買方不接受賣方分配之汽車停車位，

該權利將會自動失效，且不得於任何該時間之後行使。該指明住宅物業及已揀選的汽車停車位必須受同一份買賣合約及其後的一份轉讓契涵蓋。

At the time when a Purchaser selects and purchases a specified residential property, the Purchaser is entitled to purchase such motor car parking unit(s) as abovementioned simultaneously provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the Purchaser fails to accept the motor car parking unit(s) allocated by the Vendor at that time.

That specified residential property and the selected car parking unit(s) shall be covered in the same agreement for sale and purchase and one single subsequent assignment.

- 汽車停車位選購以先到先得為準，售完即止。

Purchase of the motor car parking unit(s) is on First Come First Served basis while stocks last.

(c) 提前佔用優惠 (只適用於支付條款(B)) Early Occupation Offer (Applicable to Terms of Payment (B) only)

賣方可根據以下條款給予買方許可，准許買方以獲准許可人的身份佔用此價單第二部份之指明住宅物業：

The grant of licence by the Vendor to the Purchaser to occupy the specified residential property(ies) in Part 2 of this Price List as a licensee is subject to the following terms:-

(1) 買方須在簽署臨時買賣合約後360天內根據買賣合約向賣方支付不少於樓價餘款之30%；

The Purchaser shall pay to the Vendor a further part payment of not less than 30% of the balance of Purchase Price in accordance with the agreement for sale and purchase within 360 days after signing of the preliminary agreement for sale and purchase;

(2) 買方須於佔用該物業前簽署一份經由賣方訂明的可推翻許可協議書 (沒有任何修改)；

A revocable Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser (without any amendment) on or before delivery of possession of the specified residential property;

(3) 買方須負責所有法律費用 (包括就許可協議而產生的裁定費及印花稅(如有))；

The Purchaser shall bear all legal costs and expenses (including adjudication fee and stamp duty (if any)) arising from the Licence Agreement; and

(4) 在許可期內，買方須負責支付該指明住宅物業之相關管理費、地租、差餉及其他開支。

During the licence period, the Purchaser shall be responsible for payment of all management fees, Government rent, Government rates and all other outgoings of such specified residential property.

(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處理所有有關購買的法律文件(包括買賣合約及轉讓契)，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 in respect of all legal documentation in relation to the purchase (including agreement for sale and purchase and assignment), the Vendor agrees to bear the Purchaser's legal costs of the 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買賣合約及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, the Vendor and the Purchaser shall each pay his / her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- 買方須支付所有有關臨時買賣合約、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合約的印花稅、按《印花稅條例》所定義之額外印花稅、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)、登記費及其他雜費支出。 All stamp duty (including but not limited to 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 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**

有關預備大廈公契及管理合約的費用及附於該文件之圖則之費用的適當分攤、該住宅物業交易之業權文件認證副本之費用、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)及附加合約(如有)之法律費用及其他支出及雜費，均由買方負責。 The Purchaser shall solely bear and pay the due proportion of the costs for the preparation 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 title deeds and documents of that residential property, all plan fees for plans to be annexed to the 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 that 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:

賣方委任的代理:

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的獨家次代理:

Sole Sub-agent appointed by Chinachem Agencies Limited:

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.billionnaireroyale.com。

The address of the website designated by the vendor for the Development is: www.billionnaireroyale.com .