

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	伊甸雅苑 EDEN VILLA	期數（如有） Phase No.(if any)	--
發展項目位置 Location of Development	新界元朗米埔新村301-338號 Nos. 301- 338 Mai Po San Tsuen, 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)		34	

印製日期 Date of Printing	價單編號 Number of Price List
30/03/2016	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
28/04/2016	1a	--

物業的描述 Description of Residential Property	實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面 積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
301	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	19,498,000	99,075 (9,206)	--	--	--	--	79.2 (853)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
308	182.4 (1,963) 露台 Balcony: 8.8 (95); 工作平台 Utility Platform: - (-)	16,567,000	90,828 (8,440)	--	--	--	--	71.0 (764)	11.5 (124)	54.0 (581)	5.3 (57)	--	--
309	195.4 (2,103) 露台 Balcony: 14.6 (157); 工作平台 Utility Platform: - (-)	17,387,000	88,982 (8,268)	--	--	--	--	93.3 (1,004)	11.5 (124)	54.3 (584)	5.2 (56)	--	--
319	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,948,000	106,443 (9,890)	--	--	--	--	90.6 (975)	23.0 (248)	53.8 (579)	5.7 (61)	--	--
320	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	21,439,000	108,938 (10,122)	--	--	--	--	117.5 (1,265)	23.0 (248)	53.8 (579)	5.7 (61)	--	--
321	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,216,000	102,724 (9,545)	--	--	--	--	84.6 (911)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
322	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,097,000	102,119 (9,489)	--	--	--	--	78.1 (841)	11.5 (124)	53.8 (579)	5.7 (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.)									
				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
323	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,131,000	102,292 (9,505)	--	--	--	--	80.0 (861)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
325	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,155,000	102,414 (9,516)	--	--	--	--	81.3 (875)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
326	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,185,000	102,566 (9,530)	--	--	--	--	83.0 (893)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
327	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,218,000	102,734 (9,546)	--	--	--	--	84.7 (912)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
328	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,250,000	102,896 (9,561)	--	--	--	--	86.5 (931)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
329	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	21,438,000	108,933 (10,122)	--	--	--	--	115.1 (1,239)	34.5 (371)	53.8 (579)	5.7 (61)	--	--
330	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	21,541,000	109,456 (10,170)	--	--	--	--	104.8 (1,128)	34.5 (371)	53.8 (579)	5.7 (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.)							前庭 Terrace	庭院 Yard	
				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
屋號 House No													
336	197.0 (2,121) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	20,931,000	106,249 (9,868)	--	--	--	--	89.7 (966)	23.0 (248)	53.6 (577)	5.7 (61)	--	--
338	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	19,724,000	100,224 (9,313)	--	--	--	--	80.5 (867)	23.0 (248)	53.8 (579)	5.7 (61)	--	--

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 section 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

如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) 實用面積及屬該單位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 of the Residential Properties (First-hand Sales) Ordinance.

- (4) (i) 支付條款 **Terms of Payment**

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於售價5%之金額作為臨時訂金，本票或支票抬頭為"梁堅律師行"。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price. All cashier orders and cheques shall be made payable to "Leung Kin & Co." upon signing of the preliminary Agreement for Sale and Purchase ("PASP").

The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

- (2) 買方簽署正式合約時再付不少於售價 5%作為加付訂金。

A further not less than 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

- (3) 售價 90%或售價餘款在簽署臨時合約的 90 天內完成成交。

90% or remaining balance of the purchase price being balance of the purchase price shall be paid within 90 days after signing of the

PASP.

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(但不包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的額外印花稅、買家印花稅及附加印花稅)，一概由賣方負責及於成交日或之前支付。

Stamp duties including the Ad Valorem Stamp Duty (but excluding without limitation 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 relating to the sale and purchase of the Property shall be solely borne and paid by the Vendor 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 :**

「代繳 100% 標準從價印花稅」優惠：

賣方會代買方繳付所購之住宅物業所須就買賣合約(如該買賣合約須以標準稅率徵收從價印花稅)繳付從價印花稅的 100% (上限為成交金額的 4.25%)。詳情以相關交易文件條款為準(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款)。

“100% of Ad Valorem Stamp Duty” Benefit:

The Vendor will pay 100% of the Ad Valorem Stamp Duty (subject however to a cap of 4.25% of the Transaction Price) payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase (if that agreement for sale and purchase is subject to the payment of Ad Valorem Stamp Duty) for the Purchaser. 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).

(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) 請參閱(4)(ii)

Please refer to (4)(ii)

(b) 「成交金額 30% 第二按揭」安排#

買方可向均來財務有限公司或其他第二按揭承按人(「第二承按人」)申請最高達成交金額之 30% 或物業估價(由第二承按人釐定)之 30%(以較低者為準)之第二按揭(「第二承按人」)一按。一按加二按總貸款額合共不超過成交金額之 80% 或物業估價之 80% (以較低者為準)。第二按揭最高貸款金額為港幣 600 萬元。第二按揭及其申請受以下條款及條件規限#:

1. 買方須先確定第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額對其每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。
2. 第二按揭年期必須不長於第一按揭年期或 20 年，以較短年期為準。
3. 第二按揭的年利率以第二承按人引用之最優惠利率(P)加 1.5% (P+1.5%)計算。P 為浮動利率，於本價單日期 P 為每年 5.25%。最終按揭利率以第二承按人審批結果而定，賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第二按揭之文件如由賣方指定之律師行辦理和不多於港幣壹萬伍千元，並由賣方負責有關費用，詳細如 4(iv)c。

買方於決定選擇此安排前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件、申請手續及服務收費。

第二按揭條款及批核條件僅供參考，第二承按人保留不時更改第二按揭條款及批核條件的權利。

(i) 有關第一按揭及第二按揭之批核與否及按揭條款以第一按揭銀行及第二承按人之最終決定為準，與均來財務有限公司無關，且於任何情況下均來財務有限公司均無需為此負責；及 (ii) 賣方並無或不得被視為就第一按揭及第二按揭之按揭條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

所有第一按揭及第二按揭的條款及條件受制於香港金融管理局不時發出之最新指引。

The arrangement of “second mortgage for 30% of Transaction Price” # The Purchaser may apply to Gold-Face Finance Limited or any other second mortgagee (the “Second Mortgagee”) for second mortgage with a maximum loan amount equivalent to 30% of the Transaction Price or 30% of the valuation of the property (as determined by the Second Mortgagee) (whichever is lower) (the “Second Mortgage”). The total loan amount of the first mortgage and the second mortgage shall not exceed 80% of the Transaction Price or 80% of the valuation of the property (whichever is lower). The maximum loan amount of the Second Mortgage is HK\$6,000,000. The Second Mortgage and its application are subject to the following terms and conditions # :

1. The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the ratio of the total amount of monthly installment of the first mortgage, second mortgage and any other loan to the Purchaser’s total monthly income does not exceed the latest Debt Servicing Ratio as announced by The Hong Kong Monetary Authority.
2. The maximum tenure of the second mortgage shall not exceed the tenure of the first mortgage or 20 years, whichever is shorter.
3. The interest rate of the second mortgage shall be the Prime Rate (P) quoted by the second mortgagee plus 1.5% (P+1.5%). P is subject to fluctuation. P as at the date of this price list is 5.25% per annum. The final mortgage rate will be subject to final approval by the second mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
4. All legal documents in relation to the second mortgage are prepared by the solicitors’ firm designated by the Vendor and the expenses incurred shall be paid by the Vendor and only up to HK\$ 15,000 detail as stated in 4(iv)c.

The Purchaser is advised to enquire with the first mortgagee bank and second mortgagee on details of the terms and conditions of the mortgages, approval conditions, application procedures and service charge(s) of the first mortgage and the second mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the second mortgage are for reference only, the second mortgagee reserves the right to change the terms and conditions and approval conditions of the second mortgage from time to time as it sees fit.

(i) the terms and conditions and the approval of applications for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the second mortgagee, and are not related to Gold-Face Finance Limited (who shall under no circumstances be responsible therefor); and (ii) no representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the first mortgage and the second mortgage. # All terms and conditions of the first mortgage and second mortgage are subject to the latest guideline as may be issued by the Hong Kong Monetary Authority from time to time.

(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**

(a) 請參閱 (4)(ii)

Please refer to (4)(ii)

(b) 如買方選用賣方介紹有關之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件其服務範圍如(4)(iv)(c)，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。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、按揭及轉讓契等法律文件，賣方將只承擔不超過港幣壹萬伍千元有關買賣合約及其他轉讓契及如(4)(iv)(c)所述之法律服務範圍之律師費用。

If the purchaser appoints the Vendor's recommended solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the scope of services as stated in (4)(iv)(c) and the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, the Vendor will only bear a sum of not more than HK\$ 15,000 solicitors' legal fees of purchaser in respect of the agreement for sale and purchase and the assignment with the scope of services as stated in (4)(iv)(c).

(c) 如買方選用賣方介紹之律師,其服務範圍包括：

- (1) 預備及見證簽署買賣合同；
- (2) 審閱物業的契約和業權；
- (3) 預備及見證簽署物業轉讓契約；
- (4) 預備及見證簽署銀行或財務機構的按揭契約。只適用於有關銀行財務機構委託我方指定律師辦理有關手續，如買方委任其指定銀行或財務機構辦理按揭貸款手續，買方須自行負責有關費用；
- (5) 預備及見證簽署銀行或財務機構的第二按揭契約。只適用於有關銀行財務機構委託我方指定律師辦理有關手續，如買方委任其指定銀行或財務機構辦理按揭貸款手續，買方須自行負責有關費用；
- (6) 處理物業成交的事宜；
- (7) 在土地註冊處登記法律文件及登記費用；
- (8) 所有通訊、影印、交通（香港境內）及其他一般性的代支費用；

The Vendor's recommended solicitor shall include the following services:

- (1) preparing and attending execution of the formal agreement for sale and purchase;
- (2) perusing and considering title deeds of the property;
- (3) preparing and attending execution of assignment of the property;
- (4) preparing and attending execution of mortgage in favour of mortgagee bank or financial institution. This is applicable only when the relevant bank or financial institution appoints and instructs our solicitors as their lawyer in the mortgage. If the purchaser seeks financing from any bank or financial institution that instructs another firm of solicitors to act for it in the mortgage, the purchaser will bear all the legal fees and expenses for the mortgage and financing;
- (5) preparing and execution of the second mortgage. This is applicable only when the relevant bank or financial institution appoints and instructs our solicitors as their lawyer in the mortgage. If the purchaser seeks financing from any bank or financial institution that instructs another firm of solicitors to act for it in the mortgage, the purchaser will bear all the legal fees and expenses for the mortgage and financing;
- (6) attending completion of the sale and purchase of the property;
- (7) registration fees for registering all legal documents with the Land Registry;
- (8) all telephone, photocopying, traveling (within Hong Kong) and other usual disbursements of and incidental to the sale and purchase of the property;

(d) 賣方須支付有關臨時買賣合約、買賣合約及轉讓契約的印花稅(不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有關的罰款、利息及附加費等)，詳細如(4)(ii)。

The stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (but excluding 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 vendor detail as stated in (4)(ii).

(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**

請參閱(4)(iv)(c)

Please refer to (4)(iv)(c)

(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 :

德潤國際地產有限公司

Tak Yun International Property LTD

中原地產代理有限公司

Centaline Property Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

利嘉閣地產有限公司

Ricacorp Properties Limited

香港淘房(嵐山)

HK Tao Fun (Mont Vert)

戈登地產代理有限公司

Gortsang Properties Agency Limited

嘉興地產有限公司

Ka Hing Properties Co., Ltd

請注意：任何人或賣方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 or the vendor 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.edenvilla.com.hk

The address of the website designated by the vendor for the development is: www.edenvilla.com.hk