

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	娉廷 La Mansion	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	新界元朗屏山屏葵路28號^ 28 Ping Kwai Road, Ping Shan, Yuen Long, New Territories ^		
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)			41

印製日期 Date of Printing	價單編號 Number of Price List
30/3/2016	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
16/5/2016	1A	
17/5/2016	1B	
14/7/2016	1C	
21/7/2016	1D	✓
4/8/2016	1E	
8/9/2016	1F	

^： 此臨時門牌號數有待發展項目建成時確認。 The provisional street number is subject to confirmation when the Development is completed.

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)									
屋號 House Number ⁺				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
3	167.269 (1800) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$25,466,000 \$26,230,000	152,246 (14,148) 156,813 (14,572)	---	---	---	6.559 (71)	32.128 (346)	---	36.771 (396)	6.559 (71)	---	---
5	150.443 (1619) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,427,000 \$23,100,000	149,073 (13,852) 153,547 (14,268)	---	---	---	5.700 (61)	33.085 (356)	---	35.066 (377)	5.700 (61)	---	---
6	147.818 (1591) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$22,105,000 \$22,768,000	149,542 (13,894) 154,027 (14,310)	---	---	---	5.250 (57)	32.055 (345)	---	35.931 (387)	5.250 (57)	---	---
7	147.625 (1589) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,832,000 \$22,487,000	147,888 (13,739) 152,325 (14,152)	---	---	---	5.250 (57)	32.298 (348)	---	35.931 (387)	5.250 (57)	---	---
9	147.848 (1591) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,377,000	144,588 (13,436)	---	---	---	5.250 (57)	31.715 (341)	---	35.931 (387)	5.250 (57)	---	---
10	147.626 (1589) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$21,135,000	143,166 (13,301)	---	---	---	5.250 (57)	32.923 (354)	---	35.894 (386)	5.250 (57)	---	---
12	150.614 (1621) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$20,830,000	138,301 (12,850)	---	---	---	5.250 (57)	32.034 (345)	---	35.931 (387)	5.250 (57)	---	13.499 (145)
41	147.747 (1590) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,223,000	130,108 (12,090)	---	---	---	5.250 (57)	30.183 (325)	---	35.931 (387)	5.250 (57)	---	---

備註 Remarks

+ 不設4號、13號、14號、24號、34及44號洋房。
Houses 4, 13, 14, 24, 34 and 44 are omitted.

@ 本部份列出洋房的「天台」面積包括天台層及二樓之天台的總面積。
The area of “Roof” of the Houses shown in this part includes the total areas of the roofs on the roof and the 2/F.

* 不設梯子或其他設施以通往平台。該平台是梯屋天台，並無任何牆、圍欄、護牆、欄杆、扶手或其他圍封物圍封。
No ladder or other facility is provided for access to the flat roof. Such flat roof is the roof of the stairhood and is not enclosed by any wall fence, parapet wall, railing, balustrade or otherwise.

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.)									
屋號 House Number ⁺				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
42	149.107 (1605) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,480,000	130,644 (12,137)	---	---	---	5.250 (57)	36.452 (392)	---	35.931 (387)	5.250 (57)	---	---
47	149.391 (1608) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,803,000	132,558 (12,315)	---	---	---	5.250 (57)	26.294 (283)	---	35.931 (387)	5.250 (57)	---	---

備註 Remarks

+ 不設4號、13號、14號、24號、34及44號洋房。
Houses 4, 13, 14, 24, 34 and 44 are omitted.

@ 本部份列出洋房的「天台」面積包括天台層及二樓之天台的總面積。
The area of “Roof” of the Houses shown in this part includes the total areas of the roofs on the roof and the 2/F.

* 不設梯子或其他設施以通往平台。該平台是梯屋天台，並無任何牆、圍欄、護牆、欄杆、扶手或其他圍封物圍封。
No ladder or other facility is provided for access to the flat roof. Such flat roof is the roof of the stairhood and is not enclosed by any wall fence, parapet wall, railing, balustrade or otherwise.

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.

支付條款:

Terms of Payment :

(一) 建築期付款– 照售價減 6%

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。
- 2(i). (只適用於合格證明書發出前簽署的臨時買賣合約)
成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
- 2(ii). (只適用於合格證明書發出後簽署的臨時買賣合約)
成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
- 3(i). (只適用於合格證明書發出前簽署的臨時買賣合約)
成交金額 90% 於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。
- 3(ii). (只適用於合格證明書發出後簽署的臨時買賣合約)
成交金額 90% 於買方簽署臨時買賣合約後 90 天內繳付。

(1) Regular Payment –6% discount from the Price

- 1. 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(i). (Only applicable to the signing of the preliminary agreement for sale and purchase prior to the issue of the Certificate of Compliance)
5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is earlier.
- 2(ii). (Only applicable to the signing of the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance)
5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 3(i). (Only applicable to the signing of the preliminary agreement for sale and purchase prior to the issue of the Certificate of Compliance)
90% of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.
- 3(ii). (Only applicable to the signing of the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance)
90% of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) BSD 優惠付款 – 照售價

- 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。
- 2(i). (只適用於合格證明書發出前簽署的臨時買賣合約)
成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
- 2(ii). (只適用於合格證明書發出後簽署的臨時買賣合約)
成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
- 3(i). (只適用於合格證明書發出前簽署的臨時買賣合約)
成交金額 90% 於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。
- 3(ii). (只適用於合格證明書發出後簽署的臨時買賣合約)
成交金額 90% 於買方簽署臨時買賣合約後 90 天內繳付。

(2) BSD Beneficial Payment– The Price

- 1. 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(i). (Only applicable to the signing of the preliminary agreement for sale and purchase prior to the issue of the Certificate of Compliance)
5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is earlier.
- 2(ii). (Only applicable to the signing of the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance)
5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 3(i). (Only applicable to the signing of the preliminary agreement for sale and purchase prior to the issue of the Certificate of Compliance)
90% of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.
- 3(ii). (Only applicable to the signing of the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance)
90% of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

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

(a) 「昇級花園洋房」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價港幣 200,000 元折扣優惠。

“Garden House” Benefit

An extra HK\$200,000 discount from the Price would be offered to a Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(b) 「娉廷珍堡」優惠

簽署臨時買賣合約購買 3 號洋房之買方可獲額外售價港幣 250,000 元折扣優惠。

“La Mansion Jumbo” Benefit

An extra HK\$250,000 discount from the Price would be offered to a Purchaser who signs the preliminary agreement for sale and purchase to purchase House 3.

(c) 簽署臨時買賣合約購買下列之住宅物業(下列住宅物業部分包括於此價單內，部分包括於發展項目其他價單內)之買方可選擇 -

(i) 獲得價值港幣 1,800,000 元之指明住客停車位一個；或

(ii) 獲得港幣\$1,400,000 元之售價折扣優惠。

洋房 編號	指明住客停 車位編號	洋房 編號	指明住客停 車位編號
2	P15	17	P35
3	P14	18	P34
5	P13	33	P10
6	P12	35	P7
7	P9	38	P2
10	P3	46	P24
16	P37		

註: (1) 買方在簽署臨時買賣合約時，必須決定及確認其選擇是上述(i)或(ii)。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。

(2) 凡選擇上述(i)者，有關洋房及指明住客停車位必須於同一份臨時買賣合約、同一份買賣合約及同一份轉讓契購買。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed below (some of which are included in this price list and some of which are included in other price lists of the Development), may choose to have -

(i) a designated residential parking space which is valued HK\$1,800,000; or

(ii) a discount of HK\$1,400,000 from the Price.

House	Designated Residential Parking Space No.	House	Designated Residential Parking Space No.
2	P15	17	P35
3	P14	18	P34
5	P13	33	P10
6	P12	35	P7
7	P9	38	P2
10	P3	46	P24
16	P37		

Note: (1) The Purchaser must decide and confirm his choice of either (i) or (ii) above upon signing of the preliminary agreement for sale and purchase. The choice, once confirmed, shall not be amended or changed after signing of the preliminary agreement for sale and purchase.

(2) In case of choice (i) above, the House and its designated residential parking space must be purchased under one single preliminary agreement for sale and purchase, one single agreement for sale and purchase and one single assignment.

4)(iii) 可就購買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 sale and purchase of a specified residential property in the Development:

(a) 請參考上述 4(ii)(c)。

Please refer to 4(ii)(c) above.

(b) 「**成交金額 7.5% 從價印花稅**」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成交金額每一期樓款及餘款#)，如買方於 2016 年 10 月 2 日或之前，簽署臨時買賣合約購買發展項目之住宅物業，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，以成交金額的 7.5% 為上限。

然而，(1) 若實際繳付的從價印花稅低於成交金額 7.5%，成交金額 7.5% 與實際從價印花稅之差額亦會直接作為買方支付成交金額部份餘款之用；或

(2) 如買方不須賣方代繳任何從價印花稅，買方可獲成交金額 7.5% 之現金回贈直接作為買方支付成交金額部份餘款之用。

以賣方代表律師實際收到款項日期計算

“7.5% of Transaction Price Ad Valorem Stamp Duty ” 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#), if the Purchaser signs the preliminary agreement for sale and purchase on or before 2nd October 2016 to purchase a residential property in the Development, 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 7.5% of the Transaction Price. However,

- (1) if the actual Ad Valorem Stamp Duty payable is less than 7.5% of the Transaction Price, the difference amount between 7.5% of the Transaction Price and the actual Ad Valorem Stamp Duty payable will be directly used for payment of part of the balance of the Transaction Price by the Purchaser; or
- (2) if the Purchaser does not require the Vendor to pay for him/her/it any Ad Valorem Stamp Duty payable by him/her/it, a cash rebate of 7.5% of the Transaction Price will be offered to the Purchaser and directly used for payment of part of the balance of the Transaction Price.

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

(c) 「**成交金額 3.75% 從價印花稅**」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成交金額每一期樓款及餘款#)，如買方於 2016 年 10 月 3 日或之後，簽署臨時買賣合約購買發展項目之住宅物業，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，以成交金額的 3.75% 為上限。

然而，(1) 若實際繳付的從價印花稅低於成交金額 3.75%，成交金額 3.75% 與實際從價印花稅之差額亦會直接作為買方支付成交金額部份餘款之用；或

(2) 如買方不須賣方代繳任何從價印花稅，買方可獲成交金額 3.75% 之現金回贈直接作為買方支付成交金額部份餘款之用。

以賣方代表律師實際收到款項日期計算

“3.75% of Transaction Price Ad Valorem Stamp Duty ” 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#), if the Purchaser signs the preliminary agreement for sale and purchase on or after 3rd October 2016 to purchase a residential property in the Development, 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 3.75% of the Transaction Price. However,

- (1) if the actual Ad Valorem Stamp Duty payable is less than 3.75% of the Transaction Price, the difference amount between 3.75% of the Transaction Price and the actual Ad Valorem Stamp Duty payable will be directly used for payment of part of the balance of the Transaction Price by the Purchaser; or
- (2) if the Purchaser does not require the Vendor to pay for him/her/it any Ad Valorem Stamp Duty payable by him/her/it, a cash rebate of 3.75% of the Transaction Price will be offered to the Purchaser and directly used for payment of part of the balance of the Transaction Price.

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

(d) 「成交金額 5.5% 買家印花稅」優惠（只適用於「BSD 優惠付款」）

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成交金額每一期樓款及餘款#)，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部份買家印花稅，以成交金額的 5.5%為上限；如買方不須賣方代繳任何其需繳付之買家印花稅，買方可獲成交金額 5.5%之現金回贈直接作為買方支付成交金額部份餘款之用。

以賣方代表律師實際收到款項日期計算

“5.5% of Transaction Price Buyer’s Stamp Duty ” Benefit （Only applicable to “BSD Beneficial Payment”）

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 part of Buyer’s 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 5.5% of the Transaction Price. If the Purchaser does not require the Vendor to pay for him/her/it any of the Buyer’s Stamp Duty payable by him/her/it, a cash rebate of 5.5% of the Transaction Price will be offered to the Purchaser and directly used for payment of part of the balance of the Transaction Price.

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

(e) 「成交金額 50%第一按揭」安排（由 Starcom Venture Limited 或 Winchesto Finance Company Limited 提供）

買方可向賣方介紹之第一按揭承按人，即 “Starcom Venture Limited” 或 “Winchesto Finance Company Limited” 或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 50% 或物業估價（由介紹之第一承按人釐定）之 50%（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下條款及條件規限：

1. 買方須出示足夠文件證明第一按揭及其它貸款之每月總還款額不超過其每月總入息之一半。
2. 第一按揭年期必須不長於 25 年。
3. 第一按揭首 24 個月的年利率以介紹之第一承按人引用之最優惠利率(P)減 2.25% (P-2.25%)計算。其後的年利率則以最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦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. 所有第一按揭之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。
5. 買方如成功提取第一按揭貸款，須向介紹之第一承按人之服務代理公司 Padraic Finance Limited 支付手續費^，金額為港幣 5,000 元。

^ 此手續費由 Padraic Finance Limited 收取，與賣方及介紹之第一承按人無關，且於任何情況下賣方及介紹之第一承按人均無需為此負責。

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件、申請手續及服務收費。

第一按揭條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之批核蓋以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就第一按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

The arrangement of “ first mortgage for 50% of the Transaction Price” (Provided by Starcom Venture Limited or Winchesto Finance Company Limited)

The Purchaser may apply to “Starcom Venture Limited” or “Winchesto Finance Company Limited”, the first mortgagee referred by the Vendor or any other company referred by the Vendor (the “**Referred First Mortgagee**”) for a first mortgage with a maximum loan amount equivalent to 50% of the Transaction Price or 50% of the valuation of the property (as determined by the Referred First Mortgagee) (whichever is lower) (the “**First Mortgage**”). The First Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall provide sufficient documents to prove that the total amount of monthly installment of the First Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 24 months of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.25% (P-2.25%). The interest rate for the rest of the term of the First Mortgage shall be the Prime Rate (P). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred First 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 First Mortgage must be prepared by the solicitors’ firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.
5. If the Purchaser successfully draws the First Mortgage loan, an administration fee^ will be payable by the Purchaser to Padraic Finance Limited, the service agency of the Referred First Mortgagee, the amount of which should be HK\$5,000.

^ This administration fee is charged by Padraic Finance Limited and is not related to the Vendor and the Referred First Mortgagee. The Vendor and the Referred First Mortgagee shall under no circumstances be responsible therefor.

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions, application procedures and service charge(s) of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). 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.

(f) 「成交金額 30% 第二按揭」安排 (由 Starcom Venture Limited 或 Winchesto Finance Company Limited)

買方可向賣方介紹之第二按揭承按人，即 “Starcom Venture Limited” 或 “Winchesto Finance Company Limited” 或賣方介紹之其他公司（「**介紹之第二承按人**」）申請最高達成交金額之 30% 或物業估價（由介紹之第二承按人釐定）之 30%（以較低者為準）之第二按揭（「**第二按揭**」）。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/財務機構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不超過其每月總入息之一半。
2. 第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。
3. 第二按揭首 24 個月的年利率以介紹之第二承按人引用之最優惠利率(P)減 2.25% (P-2.25%)計算。其後的年利率則以最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第二承按人審批結果而定，賣方並無就其作出，亦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必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。
5. 買方如成功提取第二按揭貸款，須向介紹第二承按人之服務代理公司 Padraic Finance Limited 支付手續費^，金額為港幣 5,000 元。

^ 此手續費由 Padraic Finance Limited 收取，與賣方及介紹之第二承按人無關，且於任何情況下賣方及介紹之第二承按人均無需為此負責。

買方於決定選擇此安排前，請先向第一按揭銀行/財務機構及介紹之第二承按人之服務代理公司 Padraic Finance Limited 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，介紹之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。

有關第二按揭之按揭條款及條件以及申請之批核蓋以介紹之第二承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無或不得被視為就第二按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

The arrangement of “second mortgage for 30% of the Transaction Price” (Provided by Starcom Venture Limited or Winchesto Finance Company Limited)

The Purchaser may apply to “Starcom Venture Limited” or “Winchesto Finance Company Limited”, the second mortgagee referred by the Vendor or any other company referred by the Vendor (the “**Referred 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 Referred Second Mortgagee) (whichever is lower) (the “**Second Mortgage**”). The Second Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank / financial institution consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.
3. The interest rate of the first 24 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.25% (P-2.25%). The interest rate for the rest of the term of the Second Mortgage shall be the Prime Rate (P). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect thereof.
4. All legal documents in relation to the Second Mortgage must be prepared by the solicitors’ firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.
5. If the Purchaser successfully draws the Second Mortgage loan, an administration fee^ will be payable by the Purchaser to Padraic Finance Limited, the service agency of the Referred Second Mortgagee, the amount of which should be HK\$5,000.

^ This administration fee is charged by Padraic Finance Limited and is not related to the Vendor and the Referred Second Mortgagee. The Vendor and the Referred Second Mortgagee shall under no circumstances be responsible therefor.

The Purchaser is advised to enquire with the first mortgagee bank/ financial institution and Padraic Finance Limited, the service agency of the Referred 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 Referred 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.

The terms and conditions and the approval of applications for the Second Mortgage are subject to the final decision of the Referred Second Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). 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 Second Mortgage.

(g) 「2% 現金回贈」優惠

如買方不論任何原因最終沒有採用「成交金額 30% 第二按揭」安排，並依照買賣合約訂定的日期付清每一期樓款及成交金額餘款*，買方可獲成交金額 2% 現金回贈。詳情以相關交易文件條款作準。

* 以賣方代表律師實際收到款項日期計算

“2% Cash Rebate” Benefit

Subject to the terms and conditions of the relevant transaction documents. A cash rebate of 2% of Transaction Price will be provided to the Purchaser, if the Purchaser for whatever reasons does not adopt the arrangement of “second mortgage for 30% of the Transaction Price” and settles each part payment and balance of the Transaction Price according to the payment dates stipulated in the agreement for sale and purchase*.

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

4)(iv) 誰人負責支付買賣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 sale and purchase of a specified residential property in the Development:

- (a) 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、按揭及轉讓契等法律文件，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。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，買方及賣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 appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, 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, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(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有關的罰款、利息及附加費等)。
All stamp duties 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 purchasers.

4)(v) 買方須為就買賣發展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:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關按揭之律師費及其他費用均由買方負責及繳付。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

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:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：

Sub-agents appointed by Cheung Kong Property Development Limited:

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

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees

云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited

香港(國際)地產商會有限公司及 其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members

香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members

請注意： 任何人可委任任何地產代理在購買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.lamansion.hk**

The address of the website designated by the vendor for the Development is: **www.lamansion.hk**