

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
12/10/2016	4

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
18/10/2016	4A	
14/11/2016	4B	
20/12/2016	4C	
24/12/2016	4D	✓
9/1/2017	4E	
3/2/2017	4F	
18/2/2017	4G	
12/3/2017	4H	✓

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，每平方米) 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 <sup>+</sup>				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 <sup>@</sup>	梯屋 Stairhood	前庭 Terrace	庭院 Yard
26	147.625 (1589) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,560,000	<del>132,498</del> (12,310)	---	---	---	5.250 (57)	41.913 (451)	---	35.481 (382)	5.250 (57)	---	---
		\$20,147,000	<del>136,474</del> (12,679)										
		\$21,154,000	143,296 (13,313)										
27	147.625 (1589) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,635,000	<del>133,006</del> (12,357)	---	---	---	5.250 (57)	41.913 (451)	---	35.481 (382)	5.250 (57)	---	---
		\$20,224,000	136,996 (12,728)										
29	149.909 (1614) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,999,000	133,408 (12,391)	---	---	---	5.250 (57)	41.913 (451)	---	35.481 (382)	5.250 (57)	---	---
30	149.903 (1614) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$19,999,000	<del>133,413</del> (12,391)	---	---	---	5.250 (57)	41.913 (451)	---	35.481 (382)	5.250 (57)	---	---
		\$20,599,000	137,416 (12,763)										

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) 360 天長成交付款計劃 – 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. 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. 成交金額 5% 於買方簽署臨時買賣合約後 180 天內繳付。
- 4. 成交金額 85% 於買方簽署臨時買賣合約後 360 天內繳付。

( 1 ) 360 Days Long Completion 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. 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. 5% of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 4. 85% of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 「Fast Pass 36」付款計劃 – 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. 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. 成交金額 5% 於買方簽署臨時買賣合約後 90 天內繳付。
4. 成交金額 5% 於買方簽署臨時買賣合約後 180 天內繳付。
5. 成交金額 7.5% 買方分 30 期每月支付，每期金額均等（即每期為成交金額 0.25%），第一期於買方簽署臨時買賣合約後第 181 天（「第一期付款日」）繳付，之後每一月份同日繳付一期（惟受下文「提前付清成交金額餘款」條款限制）。
6. 成交金額 72.5% 於買方上述第 5 項最後一期應付日期當日後之一個月份同日（「餘額付款日」）繳付（惟受下文「提前付清成交金額餘款」條款限制）。

「提前付清成交金額餘款」條款：

- (i) 如買方欲於「餘額付款日」前全數付清當其時之成交金額餘款，買方可於「第一期付款日」後但於「餘額付款日」前之一個月份同日之前任何時間向賣方發出書面通知，發出該通知後買方須於該通知日期後之一個月份同日付清當其時之成交金額餘款。
- (ii) 如買方在完成買賣交易及簽署住宅物業之轉讓契之前以任何方式提名任何人接受住宅物業之轉讓契、轉售住宅物業或轉讓買賣合約之利益、或簽立任何協議進行任何上述行為，買方須在兩個公曆月內全數付清當其時之成交金額餘款。

「Fast Pass 36」優惠

買方必須簽署在成交前佔用所購住宅物業之許可協議（格式由賣方訂明，買方不得要求任何修改），主要條款如下：

1. 許可佔用期一公曆年中之每月許可費用為：成交金額 x 「指定百分比」 x 3.5% ÷ 12。許可佔用期第一、二 和三公曆年之「指定百分比」依次為 80%、77% 和 74%。（註：賣方保留權利於「相關利率」有所變化時將其後之每月許可費用修改為成交金額 x 適用之「指定百分比」x（變化後之「相關利率」- 1.5%）÷ 12。「相關利率」指香港上海滙豐銀行有限公司指明的港元最優惠利率。）
2. 許可佔用期由「第一期付款日」至買賣合約訂定的成交日期為止。
3. 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、簽署許可協議所需之所有律師費及於許可佔用期內該住宅物業之管理費、地租、差餉及其它開支等。

詳情以相關交易文件條款及條件作準。

(2) “Fast Pass 36” 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. 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. 5% of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 5% of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.
5. 7.5% of the Transaction Price shall be paid by the Purchaser in 30 equal monthly instalments of 0.25% of the Transaction Price each, the first such instalment shall be paid on the 181st day after the Purchaser signs the preliminary agreement for sale and purchase (the “First Instalment Payment Date”) and each subsequent instalment shall be paid by the Purchaser on the date falling one calendar month after the due date of the previous instalment (subject to the “Early Payment of Balance of Transaction Price” provisions below).
6. 72.5% of the Transaction Price shall be paid by the Purchaser on the date falling one calendar month after the due date of the last instalment mentioned in item 5 above (the “Balance Payment Date”) (subject to the “Early Payment of Balance of Transaction Price” provisions below).

“Early Payment of Balance of Transaction Price” provisions :

- (i) Should the Purchaser wish to pay the then remaining balance of the Transaction Price earlier than the Balance Payment Date, the Purchaser may at any time after the First Instalment Payment Date but before the date falling one calendar month before the date of the Balance Payment Date issue a written notice to the Vendor in which case the Purchaser shall pay the then remaining balance of the Transaction Price on the date falling one calendar month after the date of that notice.
- (ii) If at any time the Purchaser nominates any person to take up the assignment of the residential property, sub-sells the residential property or transfer the benefit of the agreement for sale and purchase in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the assignment, the then remaining balance of the Transaction Price shall be paid by the Purchaser within two calendar months.

“Fast Pass 36” Benefit

The Purchaser must enter into a Licence Agreement for the pre-completion occupation of the property purchased in the form prescribed by the Vendor (the Purchaser shall not request any amendment to the Licence Agreement), the principal terms of which are as follows:

1. The monthly licence fee in a calendar year of the licence period is: the Transaction Price x “Specified Percentage” x 3.5% ÷ 12. The “Specified Percentage” in the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> calendar year of the licence period is 80%, 77% and 74%, respectively (note: the Vendor reserves the right to, where there is any change in the “Relevant Rate”, adjust the subsequent monthly licence fee to: the Transaction Price x the applicable “Specified Percentage” x (“Relevant Rate” after the change - 1.5%) ÷ 12. “Relevant Rate” means the Hong Kong Dollar best lending rate specified by The Hongkong and Shanghai Banking Corporation Limited).
2. The licence period shall commence from the First Instalment Payment Date until the completion date stipulated in the agreement for sale and purchase.
3. The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement and the management fees, government rents, rates and all other outgoings, etc. of the residential property within the licence period.

The above are subject to the terms and conditions of the relevant transaction documents.

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

- (a) 見 4(i)。  
See 4(i).
- (b) 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。

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	27	P21
3	P14	29	P19
5	P13	30	P18
6	P12	33	P10
7	P9	35	P7
10	P3	38	P2
16	P37	41	P36
17	P35	42	P27
18	P34	46	P24
19	P33	47	P23
26	P22		

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)。  
(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	27	P21
3	P14	29	P19
5	P13	30	P18
6	P12	33	P10
7	P9	35	P7
10	P3	38	P2
16	P37	41	P36
17	P35	42	P27
18	P34	46	P24
19	P33	47	P23
26	P22		

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.  
(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.

(c) 簽署臨時買賣合約購買任何下列住宅物業(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，可享有以下其中一項優惠（買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠）：

19 號、26 號 及 41 號洋房

- (1) 額外售價 10% 折扣; 或  
(2) 「代繳成交金額 10.5%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從價印花稅，以成交金額 10.5% 為上限。若實際繳付的從價印花稅低於成交金額 10.5%，成交金額 10.5% 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。

# 以賣方代表律師實際收到款項日期計算

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) shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase):

House 19, House 26 and House 41

- (1) **An extra 10% discount from the Price; OR**  
(2) **“10.5% of the Transaction Price for 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), 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 10.5% of the Transaction Price. If the actual Ad Valorem Stamp Duty payable is less than 10.5% of the Transaction Price, the difference amount between 10.5% 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.

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

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) 見 4(i) 及 4(ii)。

See 4(i) and 4(ii).

(b) 「提早付清餘款現金回贈」優惠（只適用於「360 天長成交付款計劃」）

如買方提前於臨時買賣合約日期後 180 天內付清成交金額餘款#，可獲賣方送出成交金額 1.5% 之現金回贈。惟買方必須於付清成交金額後 7 天內，以書面通知賣方並提供買方於香港上海滙豐銀行有限公司/恒生銀行有限公司/渣打銀行(香港)有限公司/中國銀行(香港)有限公司的銀行帳戶資料，經賣方核實所有由買方提供的資料後，賣方會於收到通知及銀行帳戶資料後 45 天內將現金回贈直接存入買方指定的銀行帳戶。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

**“Cash Rebate for Early Settlement” Benefit** (Only applicable to “360 Days Long Completion Payment”)

A cash rebate of 1.5% of Transaction Price will be provided to the Purchaser if the Purchaser settles the balance of the Transaction Price within 180 days after the date of preliminary agreement for sale and purchase#, provided that the Purchaser shall, by written notice to the Vendor within 7 days of full payment of the Transaction Price, notify the Vendor and provide details of his/her bank account at The Hongkong and Shanghai Banking Corporation Limited / Hang Seng Bank Limited / Standard Chartered Bank Limited / Bank of China (Hong Kong) Limited. This benefit is subject to verification of all information provided by the Purchaser, the Vendor will, within 45 days of receipt of such notification and the relevant information, directly deposit the cash rebate into the bank account designated by the Purchaser. This benefit is subject to the terms and conditions of the relevant transaction documents.

# the actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser.

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

利華物業代理有限公司 Li Wa Property Agency Company Limited

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**