

# 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	君柏 The Zumurud	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	亞皆老街204號 204 Argyle Street		
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)			228

印製日期 Date of Printing	價單編號 Number of Price List
15/5/2018	8

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

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)									
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
6	12	A	150.845 (1624) 露台 Balcony: 4.597 (49) 工作平台 Utility Platform: 1.500 (16)	\$72,530,000	480,825 (44,661)	---	4.720 (51)	---	---	---	---	---	---	---	---
7	3	A	154.937 (1668) 露台 Balcony: 4.724 (51) 工作平台 Utility Platform: 1.500 (16)	\$57,870,000	373,507 (34,694)	---	4.603 (50)	---	---	---	---	---	---	---	---
7	3	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$57,009,000	376,334 (34,953)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	5	A	154.937 (1668) 露台 Balcony: 4.724 (51) 工作平台 Utility Platform: 1.500 (16)	\$60,077,000	387,751 (36,017)	---	4.603 (50)	---	---	---	---	---	---	---	---
7	5	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$58,595,000	386,804 (35,926)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	6	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$59,787,000	394,673 (36,657)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	7	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$60,820,000	401,492 (37,290)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	8	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$61,848,000	408,278 (37,920)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	9	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$63,058,000	416,266 (38,662)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	10	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$64,090,000	423,078 (39,295)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	11	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$65,075,000	429,580 (39,899)	---	5.549 (60)	---	---	---	---	---	---	---	---
7	12	B	151.485 (1631) 露台 Balcony: 4.487 (48) 工作平台 Utility Platform: 1.500 (16)	\$65,875,000	434,862 (40,389)	---	5.549 (60)	---	---	---	---	---	---	---	---

### 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) 120 天即供付款計劃- 照售價減 28%**

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 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。

##### **(1) 120 Days Immediate Payment Plan – 28% 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. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.

**(二) 代繳 100% AVD & BSD 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 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 5% 於買方簽署臨時買賣合約後 120 天內繳付。
4. 成交金額 85% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

**(2) 100% AVD & BSD 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 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 85% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

**(三) 代繳 100% AVD 或 100% BSD 付款計劃 – 照售價減 15%**

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 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 5% 於買方簽署臨時買賣合約後 120 天內繳付。
4. 成交金額 85% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

**(3) 100% AVD or 100% BSD Payment – 15% 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. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 85% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

**(四) 代繳成交金額 4.25%AVD 付款計劃 – 照售價減 25.75%**

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 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 5% 於買方簽署臨時買賣合約後 120 天內繳付。
4. 成交金額 85% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

**(4) 4.25% of Transaction Price of Ad Valorem Stamp Duty Payment – 25.75% 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. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 85% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

(五) 無此編號之支付條款

(5) No terms of payment under such numbering

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) 無此編號之折扣。

No discount under such numbering.

(c) 凡於 2018 年 6 月 30 日或之前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 1.5% 折扣。

An extra 1.5% 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 on or before 30<sup>th</sup> June 2018.

(d) 「額外折扣」優惠 (只適用於「120 天即供付款計劃」)

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 5% 折扣。

“Extra Discount” Benefit (Only applicable to “120 Days Immediate Payment Plan”)

An extra 5% 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.

(e) 「大家族認購優惠」

(A) 「大家族認購折扣」

如買方簽署臨時買賣合約購買不論是本價單或是其他已或將發出之價單包括之發展項目任何住宅物業 (「指定住宅物業」)，而：

- (i) 「指定住宅物業」加上其「關聯住宅物業」之總數為 2 個，則每一該等住宅物業之買方可獲額外售價 1% 折扣；
- (ii) 「指定住宅物業」加上其「關聯住宅物業」之總數為 3 個，則每一該等住宅物業之買方可獲額外售價 1.5% 折扣；或
- (iii) 「指定住宅物業」加上其「關聯住宅物業」之總數為 4 個或以上，則每一該等住宅物業之買方可獲額外售價 2% 折扣。

(B) 「大家族認購現金回贈優惠」

(1) 如買方簽署臨時買賣合約購買不論是本價單或是其他已或將發出之價單包括之發展項目任何住宅物業 (「指定住宅物業」)，而：

- (i) 「指定住宅物業」加上其「關聯住宅物業」之總數為 2 個，則每一該等住宅物業之買方可獲成交金額 1% 之現金回贈；
- (ii) 「指定住宅物業」加上其「關聯住宅物業」之總數為 3 個，則每一該等住宅物業之買方可獲成交金額 1.5% 之現金回贈 (惟已獲「大家族認購折扣」額外售價 1% 折扣之住宅物業之買方可就該住宅物業獲成交金額 0.5% 之現金回贈)；或
- (iii) 「指定住宅物業」加上其「關聯住宅物業」之總數為 4 個或以上，則每一該等住宅物業之買方可獲成交金額 2% 之現金回贈 (惟已獲「大家族認購折扣」額外售價 1% 折扣或額外售價 1.5% 折扣之住宅物業之買方可就該住宅物業分別獲成交金額 1% 或成交金額 0.5% 之現金回贈)。

(2) 詳情以相關交易文件條款作準 (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#)。

# 以賣方代表律師實際收到款項日期計算

註：

(I) 如一發展項目住宅物業符合下列各項，即為一「指定住宅物業」之「關聯住宅物業」：

- (i) 就「大家族認購折扣」而言：其臨時買賣合約於該「指定住宅物業」臨時買賣合約簽署時同時簽署或該住宅物業與該「指定住宅物業」受同一份臨時買賣合約涵蓋；或就「大家族認購現金回贈優惠」而言：其臨時買賣合約於該「指定住宅物業」臨時買賣合約簽署後但於該「指定住宅物業」臨時買賣合約日期當日或該日後 120 天內簽署；及
- (ii) 其買方 (或組成該買方之任何人士) 為：
  - (a) 該「指定住宅物業」買方 (或組成該買方之任何人士) 或該「指定住宅物業」買方 (或組成該買方之任何人士) 之「直系親屬」；或
  - (b) 該「指定住宅物業」之任何其他「關聯住宅物業」之買方 (或組成該買方之任何人士) 或「指定住宅物業」之任何其他「關聯住宅物業」之買方 (或組成該買方之任何人士) 之「直系親屬」。

(II) 「直系親屬」指任何個人的父母、配偶、子女或兄弟姐妹。

- (III) 於任何情況下：
- (i) 已獲「大家族認購折扣」的住宅物業將不會獲得任何「大家族認購現金回贈優惠」，(B)(1)(ii)及(iii)項明文規定情況除外；
  - (ii) 每一住宅物業只可獲一次「大家族認購折扣」，不論該住宅物業是否屬多於一個「指定住宅物業」之「關聯住宅物業」。
  - (iii) 每一住宅物業只可獲一次「大家族認購現金回贈優惠」，不論該住宅物業是否屬多於一個「指定住宅物業」之「關聯住宅物業」。

**“Family Purchase Benefit”**

(A) **“Family Purchase Discount Benefit”**

If a Purchaser signs a preliminary agreement for sale and purchase to purchase any residential property(ies) of the Development (whether included in this price list or any other price list issued or to be issued) (“**Designated Residential Property**”), and:

- (i) the total number of Designated Residential Property plus its Related Residential Property(ies) is 2, an extra 1% discount from the Price will be offered to the purchaser of each of such residential properties;
- (ii) the total number of Designated Residential Property plus its Related Residential Property(ies) is 3, an extra 1.5% discount from the Price will be offered to the purchaser of each of such residential properties; or
- (iii) the total number of Designated Residential Property plus its Related Residential Property(ies) is 4 or more, an extra 2% discount from the Price will be offered to the purchaser of each of such residential properties.

(B) **“Family Purchase Cash Rebate Benefit”**

- (1) If a Purchaser signs a preliminary agreement for sale and purchase to purchase any residential property(ies) of the Development (whether included in this price list or any other price list issued or to be issued) (“**Designated Residential Property**”), and:
- (i) the total number of Designated Residential Property plus its Related Residential Property(ies) is 2, a cash rebate of 1% of Transaction Price will be offered to the purchaser of each of such residential properties;
  - (ii) the total number of Designated Residential Property plus its Related Residential Property(ies) is 3, a cash rebate of 1.5% of Transaction Price will be offered to the purchaser of each of such residential properties (Provided That in the case where an extra 1% discount from the Price under “Family Purchase Discount Benefit” has been obtained in respect of a residential property, a cash rebate of 0.5% of Transaction Price will be offered to the purchaser of that residential property); or
  - (iii) the total number of Designated Residential Property plus its Related Residential Property(ies) is 4 or more, a cash rebate of 2% of Transaction Price will be offered to the purchaser of each of such residential properties (Provided That in the case where an extra 1% discount from the Price or 1.5% discount from the Price under “Family Purchase Discount Benefit” has been obtained in respect of a residential property, a cash rebate of respectively 1% of Transaction Price or 0.5% of Transaction Price will be offered to the purchaser of that residential property).
- (2) Subject to the terms and conditions of the relevant transaction documents (including without limitation that the purchasers shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreements for sale and purchase).

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

Notes:

- (I) A residential property of the Development is a “**Related Residential Property**” of a Designated Residential Property if all of the following conditions are satisfied:
- (i) For the purpose of “**Family Purchase Discount Benefit**”: its preliminary agreement of sale and purchase is signed at the same time of the signing of the preliminary agreement of sale and purchase of that Designated Residential Property or that residential property and that Designated Residential Property are covered in one single preliminary agreement for sale and purchase; OR for the purpose of “**Family Purchase Cash Rebate Benefit**”: its preliminary agreement of sale and purchase is signed after the signing of the preliminary agreement of sale and purchase of that Designated Residential Property but on the same date of or within 120 days after the date of the preliminary agreement of sale and purchase of that Designated Residential Property; and
  - (ii) its purchaser (or any person comprising that purchaser) is:
    - (a) the purchaser (or any person comprising that purchaser) of the Designated Residential Property or an Immediate Family Member of the purchaser (or any person comprising that purchaser) of the Designated Residential Property; or
    - (b) the purchaser (or any person comprising that purchaser) of any other Related Residential Property of that Designated Residential Property or the Immediate Family Member of the purchaser (or any person comprising that purchaser) of any other Related Residential Property of that Designated Residential Property.
- (II) “Immediate **Family Member**” means a parent, spouse, child and sibling of a person.
- (III) In any circumstances:
- (i) a residential property in relation to which “Family Purchase Discount Benefit” has been given shall not be entitled to any “Family Purchase Cash Rebate Benefit” unless expressly provided under (B) (1)(ii) and (iii);
  - (ii) each residential property shall be entitled to “Family Purchase Discount Benefit” once only, whether or not such residential property is a Related Residential Property of more than one Designated Residential Property.
  - (iii) each residential property shall be entitled to “Family Purchase Cash Rebate Benefit” once only, whether or not such residential property is a Related Residential Property of more than one Designated Residential Property.

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) 無此編號之優惠。

No benefit under such numbering.

(c) 「180 天提早付清餘款現金回贈」優惠 (只適用於「代繳 100% AVD & BSD 付款計劃」、「代繳 100% AVD 或 100% BSD 付款計劃」及「代繳成交金額 4.25%AVD 付款計劃」)

如買方提前於簽署臨時買賣合約後 180 天內# 付清成交金額餘款，可獲賣方送出成交金額 2% 之現金回贈。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

**“Cash Rebate for 180 Days Early Settlement” Benefit** (Only applicable to “100% AVD & BSD Payment”, “100% AVD or 100% BSD Payment” and “4.25% of Transaction Price of Ad Valorem Stamp Duty Payment”)

A cash rebate of 2% of Transaction Price will be provided to the Purchaser if the Purchaser settles the balance of the Transaction Price within 180 days# after signing the preliminary agreement for sale and purchase. Subject to the terms and conditions of the relevant transaction documents.

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

(d) (只適用於「代繳 100% AVD & BSD 付款計劃」)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下優惠：

(i) 「代繳買家印花稅」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#)，(1) 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買家印花稅(上限為成交金額的 15%)；或 (2) 如買方不須賣方代繳任何買家印花稅，買方可獲成交金額 15%之現金回贈直接作為買方支付成交金額部份餘款之用。

及

(ii) 「代繳成交金額 15%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#)，(1) 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 (上限為成交金額的 15%)；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 15%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

(Only applicable to “100% AVD & BSD Payment”)

A Purchaser who signs the preliminary agreement for sale and purchase to purchases a residential property listed in this price list shall be entitled to enjoy the benefits set out below:

(i) **“Buyer’s 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), (1) the Vendor will pay the 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 15% of the Transaction Price; or (2) if the Purchaser does not require the Vendor to pay for him/her/it any Buyer’s Stamp Duty payable by him/her/it, a cash rebate of 15% of the Transaction Price will be offered to the Purchaser and directly used for payment of part of the balance of the Transaction Price.

**AND**

(ii) **“15% of Transaction Price of 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), (1) 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 15% of the Transaction Price; 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 15% 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) (只適用於「代繳 100% AVD 或 100% BSD 付款計劃」)

買方簽署臨時買賣合約購買本價單所列之住宅物業，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)：

**(A) 「代繳買家印花稅」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#)，(1) 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買家印花稅(上限為成交金額的 15%)；或 (2) 如買方不須賣方代繳任何買家印花稅，買方可獲成交金額 15%之現金回贈直接作為買方支付成交金額部份餘款之用。

**或**

**(B) 「代繳成交金額 15%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#)，(1) 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 (上限為成交金額的 15%)；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 15%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

(Only applicable to “100% AVD or 100% BSD Payment”)

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list 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) :

**(A) “Buyer’s 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), (1) the Vendor will pay the 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 15% of the Transaction Price; or (2) if the Purchaser does not require the Vendor to pay for him/her/it any Buyer’s Stamp Duty payable by him/her/it, a cash rebate of 15% of the Transaction Price will be offered to the Purchaser and directly used for payment of part of the balance of the Transaction Price.

**OR**

**(B) “15% of Transaction Price of 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), (1) 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 15% of the Transaction Price; 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 15% 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

(f) (只適用於「代繳成交金額 4.25%AVD 付款計劃」)

**「代繳成交金額 4.25%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#)，(1) 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 (上限為成交金額的 4.25%)；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 4.25%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

(Only applicable to “4.25% of Transaction Price of Ad Valorem Stamp Duty Payment”)

**“4.25% of Transaction Price of 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), (1) 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 4.25% of the Transaction Price; 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 4.25% 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

(g) 傢俬贈品

購買第 6 座 12 樓 A 單位之買方可免費獲贈下列展示於該單位之傢俱和物件。有關傢俱及物件將於該單位成交日以其成交時之狀況交予買方，賣方不會就任何該等傢俱或物件或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證、保養或陳述。本優惠的詳情以相關交易文件條款作準。

位置	物品名稱	數量	位置	物品名稱	數量	位置	物品名稱	數量	位置	物品名稱	數量	位置	物品名稱	數量	位置	物品名稱	數量
玄關	1 鏡	1	飯廳	28 吊燈	1	廚房	64 蠟燭	1	家庭室	95 壁燈	2 組	睡房 1	119 路軌燈	1 組	睡房 2	149 路軌燈	1 組
	2 長櫈	1		29 餐桌	1		65 花瓶	1		96 路軌燈	1 組		120 梳妝檯	1		150 衣櫃	1
	3 咕臣	3		30 餐椅	8		66 花瓶盆栽	1		97 低音提琴連架	1		121 鏡	1		151 咕臣	8
露台	4 盆栽	2		31 盆栽	2		67 托盤	1		98 大提琴連架	1		122 櫈	1		152 床頭几	2
	客廳	5 吊燈		1	32 托盤		3	68 威士忌酒		1	99 櫈		1	123 首飾盒		1	153 相架
6 掛畫		5		33 酒杯	2		69 酒杯	2		100 咕臣	1		124 袋裝盆栽	3		154 鐘	2
7 壁燈		6		34 水杯	2		70 醒酒器	1		101 琴譜架	1		125 托盤	1		155 枱燈	1
8 路軌燈		1 組		35 酒	5		71 餅乾	1		102 琴譜	1		126 香薰	1		156 掛畫	1
9 窗簾		1		36 架	1		72 水勺	1		103 層架	1		127 香水	1		157 床架連床褥	1 組
10 盆栽		1		37 玻璃燭台	2		73 搖動瓶	1		104 小提琴連架	2		128 潤膚膏	2		158 被	2
11 桌上盆栽		2		38 首飾盒	2		74 水杯	2		105 節拍器	1		129 蠟燭連燭台	1 組		159 床單	1
12 電視機		1	主人睡房	39 壁燈	2	75 煲	1	106 書	8	130 書	1	160 枕頭	1				
13 電視櫃		1		40 路軌燈	1 組	76 匙,叉	1 組	107 喇叭	1	131 掛畫	1	161 毯	2				
14 盒		1		41 掛畫	7	77 調味樽	2	108 耳機	1	132 窗簾	2	162 窗台墊	1				
15 茶几		3		42 地櫃	1	78 茶杯連碟	2 組	109 琴弓	4	133 窗台墊	1	163 窗簾	1				
16 枱燈		2		43 擺設	1	儲物房 1	79 層架	2	110 琴袋	3	134 床頭几	2	164 盆栽	1			
17 梳化		1		44 桌上盆栽	1		80 櫃	1	浴室 2	111 儲物櫃	1 組	135 枱燈	2	165 托盤	1		
18 咕臣		6		45 花瓶盆栽	1	81 雪櫃	1	112 水龍頭		1	136 盒	1	166 擺設	2			
19 櫈	2	46 窗簾		2	82 櫈	3	113 玻璃面盆	1		137 花瓶	3	167 砂漏	1				
20 玻璃盒	1	47 窗台墊		1	83 餅乾	3	114 鏡	1		138 床架連床褥	1 組	168 跳棋	1				
21 托盤	1	48 床頭几		2	84 茶葉	2	115 托盤	1		139 被	3	睡房 3	169 路軌燈	1 組			
22 醒酒器	1	49 蠟燭		1	85 橄欖油	12	116 玻璃壺	1		140 床單	1		170 層架	1			
23 威士忌酒	2	50 糖果瓶	1	86 壺	2	117 盆栽	1	141 枕頭		2	171 擺設		4				
24 酒杯	2	51 相架	2	87 杯	1	118 香薰	1	142 咕臣		7	172 盆栽		3				
25 地氈	1	52 床架連床褥	1 組	88 托盤	1	浴室 1	145 托盤	1	143 毯	1	173 筆記簿		10				
26 書	1	53 被	2	89 冰桶連夾	1		146 頭髮產品	3	144 衣櫃	1	174 蠟燭		1				
27 花束	1	54 床單	1	90 酒	5		147 毛巾	6	148 盆栽	1	175 花瓶		2				
		55 枕頭	3	91 酒杯	4						176 書		13				
		56 咕臣	7	92 擺設	1						177 書立		2 組				
		57 毯	2	93 果醬	5						178 書桌		1				
		58 衣櫃	2	94 盆栽	2						179 枱燈		1				
		主人浴室	59 桌上盆栽	1							180 托盤	1					
			60 托盤	1								181 鉛筆	1 組				
			61 香水	3								182 櫈	1				
			62 沐浴露	1								183 掛畫	1				
			63 毛巾	6							184 窗簾	1					

**Gift Furniture**

The following furniture and objects displayed in Flat A, 12/F, Tower 6 will be provided to the purchaser of that residential property free of charge. The furniture and objects concerned will be delivered to the purchaser upon completion of the sale and purchase of that residential property in such condition as at completion. No warranty, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the furniture or objects or the condition, state, quality or fitness of any of the furniture or objects or as to whether any of the furniture or objects is or will be in working condition. This benefit is subject to the terms and conditions of the relevant transaction documents.

Location	Item	Quantity	Location	Item	Quantity	Location	Item	Quantity	Location	Item	Quantity	Location	Item	Quantity	Location	Item	Quantity
<b>Foyer</b>	1 Mirror	1	<b>Dining Room</b>	28 Pendant Light	1	<b>Kitchen</b>	64 Candle	1	<b>Family Room</b>	95 Wall Light	2 sets	<b>Bedroom 1</b>	119 Track Light	1 set	<b>Bedroom 2</b>	149 Track Light	1 set
	2 Bench	1		29 Dining Table	1		65 Vase	1		96 Track Light	1 set		120 Dressing Table	1		150 Wardrobe	1
	3 Cushion	3		30 Dining Chair	8		66 Plant in Vase	1		97 Double Bass with Stand	1		121 Mirror	1		151 Cushion	8
<b>Balcony</b>	4 Pot Plant	2		31 Pot Plant	2		67 Tray	1		98 Cello with Stand	1		122 Chair	1		152 Bedside table	2
	<b>Living Room</b>	5 Pendant Light		1	32 Tray		3	68 Whisky		1	99 Chair		1	123 Jewelry Box		1	153 Photo Frame
6 Wall mounted artwork		5		33 Wine Glass	2		69 Wine Glass	2		100 Cushion	1		124 Plant in Bag	3		154 Clock	2
7 Wall Light		6		34 Glass	2		70 Decanter	1		101 Music Stand	1		125 Tray	1		155 Table Lamp	1
8 Track Light		1 set		35 Wine	5		71 Biscuit	1		102 Cello book	1		126 Aromatherapy	1		156 Wall mounted artwork	1
9 Curtain		1		36 Console	1		72 Jug	1		103 Shelf	1		127 Perfume	1		157 Bedding with Mattress	1 set
10 Pot Plant		1		37 Glass Candleholder	2		73 Shaker	1		104 Violin with Stand	2		128 Cream	2		158 Quilt	2
11 Table Plant		2	38 Jewelry Box	2	74 Glass	2	105 Metronome	1	129 Candle with Candlestick	1 set	159 Bed Sheet	1					
12 Television		1	<b>Master Bedroom</b>	39 Wall Light	2	75 Stewpan	1	106 Book	8	130 Book	1	160 Pillow	1				
13 Television Cabinet		1		40 Track Light	1 set	76 Spoon, Fork	1 set	107 Speaker	1	131 Wall mounted artwork	1	161 Throw	2				
14 Box		1		41 Wall mounted artwork	7	77 Castor	2	108 Headphone	1	132 Curtain	2	162 Windowsill Mat	1				
15 Side Table		3		42 Sideboard	1	78 Cup and Saucer	2 sets	109 Bows	4	133 Windowsill Mat	1	163 Curtain	1				
16 Table Lamp		2		43 Decoration	1	<b>Store Room 1</b>	79 Shelf	2	110 Bags	3	134 Bedside table	2	164 Pot Plant	1			
17 Sofa		1		44 Table Plant	1		<b>Bathroom 2</b>	80 Cabinet	1	111 Storage Cabinet	1 set	135 Table Lamp	2	165 Tray	1		
18 Cushion		6		45 Plant in Vase	1			81 Refrigerator	1	112 Basin mixer	1	136 Box	1	166 Decoration	2		
19 Chair		2		46 Curtain	2			82 Chair	3	113 Glass Wash Basin	1	137 Vase	3	167 Hour Glass	1		
20 Glass Containers		1		47 Windowsill Mat	1			83 Biscuit	3	114 Mirror	1	138 Bedding with Mattress	1 set	168 Chinese checkers	1		
21 Tray		1		48 Bedside table	2			84 Tea	2	115 Tray	1	139 Quilt	3	<b>Bedroom 3</b>	169 Track Light	1 set	
22 Decanter	1	49 Candle	1	85 Olive Oil	12			116 Glass Jar	1	140 Bed Sheet	1	170 Shelf	1				
23 Whisky	2	50 Candy bowl	1	86 Pot	2			117 Pot Plant	1	141 Pillow	2	171 Decoration	4				
24 Wine Glass	2	51 Photo Frame	2	87 Mug	1			118 Aromatherapy	1	142 Cushion	7	172 Pot Plant	3				
25 Carpet	1	52 Bedding with Mattress	1 set	88 Tray	1			<b>Bathroom 1</b>	143 Throw	1	143 Throw	1	173 Notebook		10		
26 Book	1	53 Quilt	2	89 Ice Bucket with Tongs	1	144 Wardrobe			1	144 Wardrobe	1	174 Candle	1				
27 Bouquet	1	54 Bed Sheet	1	90 Wine	5	145 Tray	1		145 Tray	1	175 Vase	2					
		55 Pillow	3	91 Wine Glass	4	146 Lotion, Mist and Conditioner	3		146 Lotion, Mist and Conditioner	3	176 Book	13					
		56 Cushion	7	92 Decoration	1	147 Towel	6		147 Towel	6	177 Bookend	2 sets					
		57 Throw	2	93 Jam	5	148 Pot Plant	1		148 Pot Plant	1	178 Desk	1					
		58 Wardrobe	2	94 Pot Plant	2						179 Table Lamp	1					
		<b>Master Bathroom</b>	59 Table Plant	1							180 Tray	1					
			60 Tray	1								181 Pencil	1 set				
			61 Perfume	3								182 Chair	1				
			62 Shower Gel	1							183 Wall mounted artwork	1					
			63 Towel	6							184 Curtain	1					

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、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

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

中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited

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

物業網絡有限公司 Property Link Limited

友和地產有限公司 United Properties Limited

輝騰置業有限公司 Fidelity Real Estate Limited

金豐易居國際置業代理有限公司 E-House International Estate Agency 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.thezumurud.com.hk**

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