

# 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	星漣海 Seanorama	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	彩沙街1號 <sup>#</sup> 1 Choi Sha Street <sup>#</sup>		
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)			454

印製日期 Date of Printing	價單編號 Number of Price List
11/3/2017	2

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
13/3/2017	2A	
30/3/2017	2B	
3/4/2017	2C	✓
26/4/2017	2D	
9/5/2017	2E	
27/6/2017	2F	
1/8/2017	2G	
27/9/2017	2H	
28/10/2017	2I	
31/10/2017	2J	
5/12/2017	2K	
11/12/2017	2L	
1/2/2018	2M	✓
5/2/2018	2N	
26/2/2018	2O	
4/3/2018	2P	
13/3/2018	2Q	
14/3/2018	2R	
26/3/2018	2S	
5/4/2018	2T	
28/4/2018	2U	✓
30/4/2018	2V	
7/5/2018	2W	
31/5/2018	2X	
4/6/2018	2Y	
29/6/2018	2Z	
16/7/2018	2ZA	

(續下頁 continued on next page)

<sup>#</sup>：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.

Price List No. 2ZE

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
2/8/2018	2ZB	
6/8/2018	2ZC	
28/9/2018	2ZD	
12/10/2018	2ZE	

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				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
1	12	A	111.388 (1199) 露台 Balcony: 4.058 (44) 工作平台 Utility Platform: ---	\$26,982,000	242,234 (22,504)	---	---	---	---	---	---	---	---	---	
1	12	B	154.355 (1661) 露台 Balcony: 5.712 (61) 工作平台 Utility Platform: ---	\$35,327,000 \$36,034,000	228,869 (21,269) 233,449 (21,694)	---	---	---	---	---	---	---	---	---	
1	12	C	74.142 (798) 露台 Balcony: 2.536 (27) 工作平台 Utility Platform: ---	\$15,133,000	204,108 (18,964)	---	---	---	---	---	---	---	---	---	
1	12	D	115.053 (1238) 露台 Balcony: 4.208 (45) 工作平台 Utility Platform: ---	\$22,544,000	195,944 (18,210)	---	---	---	---	---	---	---	---	---	
1	12	E	114.988 (1238) 露台 Balcony: 4.206 (45) 工作平台 Utility Platform: ---	\$23,185,000	201,630 (18,728)	---	---	---	---	---	---	---	---	---	
1	12	F	71.466 (769) 露台 Balcony: 2.497 (27) 工作平台 Utility Platform: ---	\$14,695,000	205,622 (19,109)	---	---	---	---	---	---	---	---	---	
1	15	A	111.388 (1199) 露台 Balcony: 4.058 (44) 工作平台 Utility Platform: ---	\$27,023,000	242,602 (22,538)	---	---	---	---	---	---	---	---	---	
1	15	B	154.355 (1661) 露台 Balcony: 5.712 (61) 工作平台 Utility Platform: ---	\$35,379,000	229,205 (21,300)	---	---	---	---	---	---	---	---	---	
1	15	C	74.142 (798) 露台 Balcony: 2.536 (27) 工作平台 Utility Platform: ---	\$15,154,000	204,392 (18,990)	---	---	---	---	---	---	---	---	---	
1	15	D	115.053 (1238) 露台 Balcony: 4.208 (45) 工作平台 Utility Platform: ---	\$22,578,000	196,240 (18,237)	---	---	---	---	---	---	---	---	---	
1	15	E	114.988 (1238) 露台 Balcony: 4.206 (45) 工作平台 Utility Platform: ---	\$23,220,000	201,934 (18,756)	---	---	---	---	---	---	---	---	---	
1	15	F	71.466 (769) 露台 Balcony: 2.497 (27) 工作平台 Utility Platform: ---	\$14,717,000	205,930 (19,138)	---	---	---	---	---	---	---	---	---	

Price List No. 2ZE

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
3A	3	A	150.732 (1622)	\$34,452,000	228,565 (21,240)	---	---	---	---	---	---	---	---	---	
			露台 Balcony: 5.624 (61)	\$35,141,000	233,136 (21,665)										
			工作平台 Utility Platform: ---	\$35,844,000	237,800 (22,099)										
3A	3	B	150.732 (1622)	\$33,934,000	225,128 (20,921)	---	---	---	---	---	---	---	---	---	
			露台 Balcony: 5.624 (61)	\$34,613,000	229,633 (21,340)										
			工作平台 Utility Platform: ---	\$35,305,000	234,224 (21,766)										
3A	5	A	150.732 (1622)	\$34,503,000	228,903 (21,272)	---	---	---	---	---	---	---	---	---	
			露台 Balcony: 5.624 (61)	\$35,193,000	233,481 (21,697)										
			工作平台 Utility Platform: ---	\$35,897,000	238,151 (22,131)										
3A	5	B	150.732 (1622)	\$33,985,000	225,466 (20,953)	---	---	---	---	---	---	---	---	---	
			露台 Balcony: 5.624 (61)	\$34,665,000	229,978 (21,372)										
			工作平台 Utility Platform: ---	\$35,358,000	234,575 (21,799)										

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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
3A	6	A	150.732 (1622)	\$34,553,000	229,235 (21,303)										
			露台 Balcony: 5.624 (61) 工作平台 Utility Platform: ---	\$35,244,000	233,819 (21,729)	---	---	---	---	---	---	---	---	---	---
				\$35,949,000	238,496 (22,163)										
3A	6	B	150.732 (1622)	\$34,034,000	225,791 (20,983)										
			露台 Balcony: 5.624 (61) 工作平台 Utility Platform: ---	\$34,715,000	230,309 (21,403)	---	---	---	---	---	---	---	---	---	---
3A	9	D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$15,850,000	218,512 (20,294)	---	---	---	---	---	---	---	---	---	---
3A	10	D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$15,872,000	218,815 (20,323)	---	---	---	---	---	---	---	---	---	---
3A	11	D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$15,896,000	219,146 (20,353)	---	---	---	---	---	---	---	---	---	---
3A	12	D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$15,921,000	219,491 (20,385)	---	---	---	---	---	---	---	---	---	---
3A	15	D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$15,944,000	219,808 (20,415)	---	---	---	---	---	---	---	---	---	---
3A	16	C	72.496 (780)	\$13,940,000	192,286 (17,872)										
			露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$14,219,000	196,135 (18,229)	---	---	---	---	---	---	---	---	---	---
3A	16	D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$15,966,000	220,111 (20,443)	---	---	---	---	---	---	---	---	---	---
3A	17	C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$13,962,000	192,590 (17,900)	---	---	---	---	---	---	---	---	---	---

Price List No. 2ZE

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				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
3A	17	D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$15,992,000	220,470 (20,476)	---	---	---	---	---	---	---	---	---	
3A	18	C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$13,995,000	193,045 (17,942)	---	---	---	---	---	---	---	---	---	
3A	19	C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$14,031,000	193,542 (17,988)	---	---	---	---	---	---	---	---	---	
3A	20	C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$14,066,000	194,024 (18,033)	---	---	---	---	---	---	---	---	---	
3A	21	C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: ---	\$14,103,000	194,535 (18,081)	---	---	---	---	---	---	---	---	---	
3B	2	F	68.793 (740) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$13,527,000	196,633 (18,280)	---	---	---	11.728 (126)	---	---	---	---	---	
3B	3	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,012,000	182,320 (16,943)	---	---	---	---	---	---	---	---	---	
3B	5	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,032,000	182,600 (16,969)	---	---	---	---	---	---	---	---	---	
3B	6	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,052,000	182,881 (16,995)	---	---	---	---	---	---	---	---	---	
3B	7	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,072,000	183,161 (17,021)	---	---	---	---	---	---	---	---	---	
3B	8	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,091,000	183,427 (17,046)	---	---	---	---	---	---	---	---	---	
3B	9	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,111,000	183,707 (17,072)	---	---	---	---	---	---	---	---	---	
3B	10	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,133,000	184,015 (17,100)	---	---	---	---	---	---	---	---	---	
3B	11	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,151,000	184,268 (17,124)	---	---	---	---	---	---	---	---	---	

Price List No. 2ZE

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				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
3B	12	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,171,000	184,548 (17,150)	---	---	---	---	---	---	---	---	---	
3B	15	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,191,000	184,828 (17,176)	---	---	---	---	---	---	---	---	---	
3B	16	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,211,000	185,108 (17,202)	---	---	---	---	---	---	---	---	---	
3B	17	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,231,000	185,389 (17,228)	---	---	---	---	---	---	---	---	---	
3B	18	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,264,000	185,851 (17,271)	---	---	---	---	---	---	---	---	---	
3B	19	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,298,000	186,327 (17,315)	---	---	---	---	---	---	---	---	---	
3B	20	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,331,000	186,790 (17,358)	---	---	---	---	---	---	---	---	---	
3B	21	F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: ---	\$13,365,000	187,266 (17,402)	---	---	---	---	---	---	---	---	---	
3B	21	G	119.598 (1287) 露台 Balcony: 4.408 (47) 工作平台 Utility Platform: ---	\$22,379,000	187,119 (17,389)	---	---	---	---	---	---	---	---	---	

Price List No. 2ZE

### 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 即供付款計劃 – 照售價減 7%**

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 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 Immediate Payment Plan – 7% 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.

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) 及 4(iii)。  
See 4(i) and 4(iii).

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) 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)：

- (1) (i) 額外售價 11.25% 折扣 及  
(ii) 代繳從價印花稅(上限為成交金額 3.75%)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的從價印花稅(上限為成交金額的 3.75%)。

或

- (2) (i) 額外售價 10.75% 折扣 及  
(ii) 代繳從價印花稅(上限為成交金額 4.25%)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的從價印花稅(上限為成交金額的 4.25%)。

或

- (3) 代繳從價印花稅(上限為成交金額 15%)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的從價印花稅(上限為成交金額的 15%)。

或

- (4) 印花稅優惠

買方可獲額外售價 15% 折扣。

# 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 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):

- (1) (i) **An extra 11.25% discount from the price; AND**  
(ii) **“Ad Valorem Stamp Duty (maximum 3.75% of the Transaction Price)” 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 3.75% of the Transaction Price).

**OR**

- (2) (i) **An extra 10.75% discount from the price; AND**  
(ii) **“Ad Valorem Stamp Duty (maximum 4.25% of the Transaction Price)” 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 4.25% of the Transaction Price).

**OR**

- (3) **“Ad Valorem Stamp Duty (maximum 15% of the Transaction Price)” 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 15% of the Transaction Price).

**OR**

- (4) **Stamp Duty Benefit**

An extra 15% discount from the price will be offered to the Purchaser.

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

(b) 「車位認購」優惠

受制於合約，買方簽署臨時買賣合約購買任何下列四房住宅物業(下列四房住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)可優先認購發展項目一個住宅停車位(售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)。詳情以相關交易文件條款為準。

第 1 座 1 樓 及 5-16 樓之 A 單位；第 1 座 1-16 樓之 B、D 及 E 單位；

第 2A 座 1-19 樓之 A 單位；第 2A 座 1-15 樓、17 樓 及 19 樓之 B 單位；第 2A 座 1 樓、3 樓、6-8 樓 及 10-26 樓之 C 單位；第 2A 座 1 樓 及 11-20 樓 及 22-26 樓之 D 單位；

第 2B 座 3-26 樓之 G 單位；第 2B 座 1-26 樓之 H 單位；

第 3A 座 3-22 樓 及 25 樓之 A 單位；第 3A 座 3-25 樓之 B 單位；

第 3B 座 2-25 樓之 G 及 H 單位

第 3C 座 2-25 樓之 A 單位

不設 4 樓、13 樓、14 樓 及 24 樓

**“Carpark Purchase” Benefit**

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following 4-bedroom residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will have the priority to purchase a residential parking space in the Development (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). Subject to the terms and conditions of the relevant transaction documents.

Flat A, 1/F & 5-16/F, Tower 1; Flat B, D & E, 1-16/F, Tower 1

Flat A, 1-19/F, Tower 2A; Flat B, 1-15/F, 17/F & 19/F, Tower 2A; Flat C, 1/F, 3/F, 6-8/F & 10-26/F, Tower 2A; Flat D, 1/F & 11-20/F & 22-26/F, Tower 2A

Flat G, 3-26/F, Tower 2B; Flat H, 1-26/F, Tower 2B;

Flat A, 3-22/F & 25/F, Tower 3A; Flat B, 3-25/F, Tower 3A;

Flat G & H, 2-25/F, Tower 3B

Flat A, 2-25/F, Tower 3C

4/F, 13/F, 14/F and 24/F are omitted

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，一切有關按揭之律師費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

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

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

迎富地產代理有限公司 Easywin Property Agency Limited

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

太陽物業香港代理有限公司 Sunrise Property HK Agency Limited

遠東美豐有限公司 Far East Richland Limited

名城地產代理有限公司 Festival Home Property 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.seanorama.com.hk**

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