

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	逸璟·龍灣 L'AQUATIQUE	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	青山公路青龍頭段 108 號 108 Castle Peak Road, Tsing Lung Tau		
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)			198

印製日期 Date of Printing	價單編號 Number of Price List
28 December 2021	6

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 February 2022	6A	--
10 May 2022	6B	--
27 June 2022	6C	--
15 July 2022	6D	--
9 August 2022	6E	--
23 August 2022	6F	--
26 September 2022	6G	--
7 November 2022	6H	--
28 December 2022	6I	--
26 January 2023	6J	--
28 March 2023	6K	--

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)) 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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
1	1	A	81.656 (879) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0) 陽台 Verandah: 0.000 (0)	14,512,000	(177,721) (16,510)	-	-	-	11.794 (127)	-	-	-	-	-	-
1	11	A#	86.230 (928) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	16,917,000	(196,185) (18,230)	-	-	-	-	-	-	-	-	-	-
1	12	A#	86.230 (928) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	17,110,000	(198,423) (18,438)	-	-	-	-	-	-	-	-	-	-
1	15	A#	86.230 (928) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	17,301,000	(200,638) (18,643)	-	-	-	-	-	-	-	-	-	-
1	16	A#	86.230 (928) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	17,492,000	(202,853) (18,849)	-	-	-	-	-	-	-	-	-	-
1	16	B	41.191 (443) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,349,000	(202,690) (18,847)	-	-	-	-	-	-	-	-	-	-
1	16	C	39.869 (429) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,122,000	(203,717) (18,932)	-	-	-	-	-	-	-	-	-	-
1	1	D1	80.644 (868) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0) 陽台 Verandah: 0.000 (0)	14,541,000	(180,311) (16,752)	-	-	-	11.149 (120)	-	-	-	-	-	-
1	11	D1#	84.294 (907) 露台 Balcony: 2.245 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	16,752,000	(198,733) (18,470)	-	-	-	-	-	-	-	-	-	-
1	16	D1#	84.294 (907) 露台 Balcony: 2.245 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	17,488,000	(207,464) (19,281)	-	-	-	-	-	-	-	-	-	-
1	10	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,380,000	(172,948) (16,054)	-	-	-	-	-	-	-	-	-	-
1	11	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,420,000	(173,773) (16,130)	-	-	-	-	-	-	-	-	-	-
1	12	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,461,000	(174,619) (16,209)	-	-	-	-	-	-	-	-	-	-
1	15	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,587,000	(177,220) (16,450)	-	-	-	-	-	-	-	-	-	-
1	16	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,628,000	(178,066) (16,529)	-	-	-	-	-	-	-	-	-	-

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
2	16	B	41.191 (443) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,603,000	(208,856) (19,420)	-	-	-	-	-	-	-	-	-	-
2	16	C	39.869 (429) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,369,000	(209,912) (19,508)	-	-	-	-	-	-	-	-	-	-
2	11	D2#	82.913 (892) 露台 Balcony: 2.245 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	17,307,000	(208,737) (19,402)	-	-	-	-	-	-	-	-	-	-
2	15	D2#	82.913 (892) 露台 Balcony: 2.245 (24) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	17,687,000	(213,320) (19,828)	-	-	-	-	-	-	-	-	-	-
2	1	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	7,910,000	(163,248) (15,153)	-	-	-	-	-	-	-	-	-	-
2	2	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,000,000	(165,105) (15,326)	-	-	-	-	-	-	-	-	-	-
2	3	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,089,000	(166,942) (15,496)	-	-	-	-	-	-	-	-	-	-
2	15	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,788,000	(181,368) (16,835)	-	-	-	-	-	-	-	-	-	-
2	16	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,917,000	(184,030) (17,082)	-	-	-	-	-	-	-	-	-	-
2	17	G	48.454 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	8,872,000	(183,101) (16,996)	-	-	-	-	-	-	-	-	-	-

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樓價的 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「樓價」指臨時買賣合約及買賣合約中訂明的住宅物業的實際售價（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，皆以向上捨入方式換算至千位數作為樓價。
Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Purchase Price" means the actual price of the residential property 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 up to the nearest thousand to determine the Purchase Price.
買方於簽署臨時合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫「黃新民律師行」。
Upon Signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "WONG AND CHAN" .

支付條款:

Terms of Payment :

(A2) SUPER 90 天付款計劃 (照售價減 5%)

1. 樓價 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. 樓價 95% 樓價餘款於買方簽署臨時買賣合約後 90 日內繳付。

(A2) SUPER 90 Days Payment Plan (5% discount from the Purchase Price)

1. 5% of the Purchase 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. 95% of the Purchase Price being the remaining balance of the Purchase Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(B2) SUPREME 180 天付款計劃 (照售價減 4%)

1. 樓價 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. 樓價 95% 樓價餘款於買方簽署臨時買賣合約後 180 日內繳付。

(B2) SUPREME 180 Days Payment Plan (4% discount from the Purchase Price)

1. 5% of the Purchase 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. 95% of the Purchase Price being the remaining balance of the Purchase Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.

(Z2) ULTIMATE 360 天付款計劃 (照售價減 2%)

此付款計劃只適用於購買以下住宅物業之買方。

住宅物業：

第 1 座之 B 單位、C 單位及 G 單位；第 2 座之 B 單位、C 單位及 G 單位

1. 樓價 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. 樓價 5% 加付訂金於買方簽署臨時買賣合約後 60 日內繳付。
3. 樓價 90% 樓價餘款於買方簽署臨時買賣合約後 360 日內繳付。

本支付條款提供「先住後付」優惠安排，該安排詳情見 4(iii)(b1)段。

(Z2) ULTIMATE 360 Days Payment Plan (2% discount from the Purchase Price)

This payment method is only applicable to the Purchaser(s) of the residential properties as listed below.

Residential Properties:

Flat B, Flat C and Flat G, Block 1 ; Flat B, Flat C and Flat G, Block 2

1. 5% of the Purchase 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 Purchase 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 Purchase Price being the remaining balance of the Purchase Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

The arrangement of “Occupation before completion” Benefit will be provided under these terms of payment. Please see 4(iii)(b1) for the details of that arrangement.

(U1) ULTRA 1080 天付款計劃 (依照售價 100%)

1. 樓價 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. 樓價 5% 加付訂金於買方簽署臨時買賣合約後 60 日內繳付。
3. 樓價 90% 樓價餘款於買方簽署臨時買賣合約後 1080 日內繳付。

本支付條款提供「先住後付」優惠安排，該安排詳情見 4(iii)(b2)段。

(U1) ULTRA 1080 Days Payment Plan (in accordance with the Purchase Price 100%)

1. 5% of the Purchase 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 Purchase 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 Purchase Price being the remaining balance of the Purchase Price shall be paid within 1080 days after the Purchaser signs the preliminary agreement for sale and purchase.

The arrangement of “Occupation before completion” Benefit will be provided under these terms of payment. Please see 4(iii)(b2) for the details of that arrangement.

(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) & 4(iii).

(b) 特別置業優惠

於 2023 年 6 月 30 日或之前簽署相關臨時買賣合約以購買本價單所列之住宅物業的買方可額外獲得價值相關住宅物業售價之 3% 的折扣優惠。

Special Home Purchase Benefit

The Purchaser who signs the relevant Preliminary Agreement for Sale and Purchase on or before 30 June 2023 for the purchase of a residential property as listed in this Price List shall be entitled additionally to a discount amounting to 3% of the Purchase Price of the relevant residential property.

(c) 特選單位折扣優惠 (只適用於購買以下列表所訂明單位之買方)

如買方購買以下列表所訂明的指明住宅物業，則可按以下列表的詳情額外獲得此特選單位折扣優惠之相應的折扣金額。

Selected Flat Discount Benefit (Only applicable to the Purchaser who purchases the particular flat as contained in the table below)

The Purchaser shall be entitled to the corresponding Discount Amount of this Selected Flat Discount Benefit as offered by the Vendor in accordance with the details in the table below if the Purchaser purchases the Specified Residential Property as contained in the table below.

特選單位折扣優惠列表

Selected Flat Discount Benefit Table

指明住宅物業 Specified Residential Property	特選單位折扣金額 Selected Flat Discount Amount
第 1 座 1 樓 A 單位 Flat A on 1/F of Block 1	\$1,751,040

(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) & 4(ii).

(b1) 「先住後付」優惠 (只適用於選擇上述第(4)(i)段的支付條款(Z2)之買方)

買方須於簽署正式買賣合約的日期後 60 日內，向賣方遞交買方已簽妥的提前入住優惠的申請表格連同正式買賣合約的印花稅證書之副本以證明買方就正式買賣合約妥為繳交印花稅，就購買的住宅物業簽署許可協議(格式由賣方律師訂明，買方不得要求任何修改)，主要條款如下：

(i) 買方已向賣方繳付不少於 10% 樓價。

(ii) 許可佔用期由賣方在許可協議指定之日期至正式買賣合約所訂明之成交日期為止，或如成交較早發生，至成交發生日期為止。

(iii) 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)，擬備及簽署許可協議所需之律師費及雜費及於許可佔用期內該住宅物業之管理費、差餉、地租及其它開支等。

(iv) 先住後付優惠的權利或利益僅對買方有效，而且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。

(v) 許可佔用期之許可費用金額為所購住宅物業之樓價 3%，分 6 期繳付(即每期金額為所購住宅物業之樓價 0.5%)，第一期於簽署正式買賣合約日期後第 60 天支付，之後每 60 天繳付一期，直至最後按正式買賣合約成交，或如成交較早發生，至成交日期為止。而受制於其它條款(包括下述(vi)段)，買方所付的佔用許可費(即樓價 3%(或如成交較早發生則不足 3%))在買方完成買賣時直接用於支付部份樓價餘額。惟倘買方違反許可協議條款，包括付款條款，則賣方有權不退回佔用許可費。

(vi) 賣方確認若買方已選擇獲取本先住後付優惠，如：(i)住宅物業的樓價依照正式買賣合約訂定的日期付清(以賣方代表律師實際收到款項日期計算)；(ii)已依照正式買賣合約完成住宅物業的買賣；(iii)於住宅物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清及(iv)許可協議的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將該住宅物業許可佔用期中賣方已從買方收到之許可費用的總數直接用於代買方支付該住宅物業之樓價餘額。

(vii) 許可受其他條款及細則約束，有關提前入住的所有條款及細則，請參閱許可協議。

“Occupation before completion” Benefit (Only applicable to the Purchaser who selects Terms of Payment (Z2) under paragraph (4)(i) above)

The Purchaser shall, within 60 days after the date of signing of the Formal Agreement for Sale and Purchase, submit to the Vendor a duly signed application form for “Early Possession Benefit” together with a copy of the stamp certificate of the Formal Agreement for Sale and Purchase to prove that the stamp duty on the Formal Agreement for Sale and Purchase has been duly paid and execute a licence agreement in the form prescribed by the Vendor’s Solicitors without amendment in respect of the residential property he purchased with the following main terms and conditions:

- (i) The Purchaser shall have already paid 10% of the Purchase Price.
- (ii) The licence period shall commence from the day designated by the Vendor in the licence agreement until the completion date as stipulated in the Formal Agreement for Sale and Purchase, or if completion takes place earlier, until the date on which completion takes place.
- (iii) 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 and disbursements for the preparation and execution of the licence agreement and the management fees, government rates and rents and all other outgoings, etc. of the residential property during the licence period.
- (iv) The rights or benefits of the Occupation before completion Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.
- (v) The licence fee during the licence period equals to 3% of the purchase price of the residential property purchased, payable in six instalments (i.e. each instalment equals to 0.5% of the purchase price of the residential property purchased), the first instalment being payable on the 60th day after the date of signing of the Formal Agreement for Sale and Purchase, and a subsequent instalment shall be payable every 60 days thereafter until the completion of sale and purchase in accordance with the Formal Agreement for Sale and Purchase or if completion takes place earlier, until the date on which completion takes place. Subject to other terms and conditions (including paragraph (vi) below), the licence fee paid by the Purchaser (i.e. in the amount equal to 3% of the purchase price (or in the amount equal to less than 3% of the purchase price if completion takes place earlier)) shall be directly applied towards settlement of part of the balance of purchase price upon completion of the sale and purchase provided that the Vendor is entitled not to refund the licence fee to the Purchaser if the Purchaser fails to comply with any of the terms in the licence agreement (including terms of payment)).
- (vi) The Vendor confirms that if the Purchaser has opted for obtaining this early possession benefit, if: (i) the Purchase Price of the residential property has been fully settled according to the date(s) stipulated in the Formal Agreement for Sale and Purchase concerned (the date of settlement shall be the actual date on which payment is received by Vendor’s solicitors); (ii) the sale and purchase of the residential property has been completed pursuant to the Formal Agreement for Sale and Purchase; (iii) each instalment of the licence fee has been fully paid according to the respective dates stipulated in the Licence Agreement during the licence period of the residential property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects, the Vendor will apply the total sum of the licence fee received from the Purchaser during the licence period of the residential property towards settlement of part of the balance of Purchase Price on behalf of the Purchaser upon completion of the sale and purchase of the residential property.
- (vii) The licence is subject to other terms and conditions. Please refer to the licence agreement for all the terms and conditions of the early possession of the residential property.

(b2) 「先住後付」優惠 (只適用於選擇上述第(4)(i)段的支付條款(U1)之買方)

買方須於簽署正式買賣合約的日期後 60 日內，向賣方遞交買方已簽妥的提前入住優惠的申請表格連同正式買賣合約的印花稅證書之副本以證明買方就正式買賣合約妥為繳交印花稅，就購買的住宅物業簽署許可協議(格式由賣方律師訂明，買方不得要求任何修改)，主要條款如下：

- (i) 買方已向賣方繳付不少於 10% 樓價。
- (ii) 許可佔用期由賣方在許可協議指定之日期至正式買賣合約所訂明之成交日期為止，或如成交較早發生，至成交發生日期為止。
- (iii) 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)，擬備及簽署許可協議所需之律師費及雜費及於許可佔用期內該住宅物業之管理費、差餉、地租及其它開支等。
- (iv) 先住後付優惠的權利或利益僅對買方有效，而且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。
- (v) 許可佔用期之許可費用金額為所購住宅物業之樓價 9%，分 18 期繳付(即每期金額為所購住宅物業之樓價 0.5%)，第一期於簽署正式買賣合約日期後第 60 天支付，之後每 60 天繳付一期，直至最後按正式買賣合約成交，或如成交較早發生，至成交日期為止。而受制於其它條款(包括下述(vi)段)，買方所付的佔用許可費(即樓價 9%(或如成交較早發生則不足 9%))在買方完成買賣時直接用於支付部份樓價餘額。惟倘買方違反許可協議條款，包括付款條款，則賣方有權不退回佔用許可費。
- (vi) 賣方確認若買方已選擇獲取本先住後付優惠，如：(i)住宅物業的樓價依照正式買賣合約訂定的日期付清(以賣方代表律師實際收到款項日期計算)；(ii)已依照正式買賣合約完成住宅物業的買賣；(iii)於住宅物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清及(iv)許可協議的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將該住宅物業許可佔用期中賣方已從買方收到之許可費用的總數直接用於代買方支付該住宅物業之樓價餘額。
- (vii) 許可受其他條款及細則約束，有關提前入住的所有條款及細則，請參閱許可協議。

“Occupation before completion” Benefit (Only applicable to the Purchaser who selects Terms of Payment (U1) under paragraph (4)(i) above)

The Purchaser shall, within 60 days after the date of signing of the Formal Agreement for Sale and Purchase, submit to the Vendor a duly signed application form for “Early Possession Benefit” together with a copy of the stamp certificate of the Formal Agreement for Sale and Purchase to prove that the stamp duty on the Formal Agreement for Sale and Purchase has been duly paid and execute a licence agreement in the form prescribed by the Vendor’s Solicitors without amendment in respect of the residential property he purchased with the following main terms and conditions:

- (i) The Purchaser shall have already paid 10% of the Purchase Price.
- (ii) The licence period shall commence from the day designated by the Vendor in the licence agreement until the completion date as stipulated in the Formal Agreement for Sale and Purchase, or if completion takes place earlier, until the date on which completion takes place.
- (iii) 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 and disbursements for the preparation and execution of the licence agreement and the management fees, government rates and rents and all other outgoings, etc. of the residential property during the licence period.
- (iv) The rights or benefits of the Occupation before completion Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.
- (v) The licence fee during the licence period equals to 9% of the purchase price of the residential property purchased, payable in eighteen instalments (i.e. each instalment equals to 0.5% of the purchase price of the residential property purchased), the first instalment being payable on the 60th day after the date of signing of the Formal Agreement for Sale and Purchase, and a subsequent instalment shall be payable every 60 days thereafter until the completion of sale and purchase in accordance with the Formal Agreement for Sale and Purchase or if completion takes place earlier, until the date on which completion takes place. Subject to other terms and conditions (including paragraph (vi) below), the licence fee paid by the Purchaser (i.e. in the amount equal to 9% of the purchase price (or in the amount equal to less than 9% of the purchase price if completion takes place earlier)) shall be directly applied towards settlement of part of the balance of purchase price upon completion of the sale and purchase provided that the Vendor is entitled not to refund the licence fee to the Purchaser if the Purchaser fails to comply with any of the terms in the licence agreement (including terms of payment)).

- (vi) The Vendor confirms that if the Purchaser has opted for obtaining this early possession benefit, if: (i) the Purchase Price of the residential property has been fully settled according to the date(s) stipulated in the Formal Agreement for Sale and Purchase concerned (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors); (ii) the sale and purchase of the residential property has been completed pursuant to the Formal Agreement for Sale and Purchase; (iii) each instalment of the licence fee has been fully paid according to the respective dates stipulated in the Licence Agreement during the licence period of the residential property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects, the Vendor will apply the total sum of the licence fee received from the Purchaser during the licence period of the residential property towards settlement of part of the balance of Purchase Price on behalf of the Purchaser upon completion of the sale and purchase of the residential property.
- (vii) The licence is subject to other terms and conditions. Please refer to the licence agreement for all the terms and conditions of the early possession of the residential property.

(c1) 「180 天提早付清餘款回贈」優惠 (只適用於選擇上述第(4)(i)段的支付條款(Z2)之買方)

如買方於簽署相關之臨時買賣合約後的 180 天內#提前付清樓價餘款，則可獲賣方送出價值當該相關樓價之 2% 的現金回贈 (即「180 天提早付清餘款回贈」優惠)。於完成相關交易時，並在買方清付相關住宅物業的樓價餘款的情況下，此「180 天提早付清餘款回贈」優惠(即相關樓價 2% 的現金回贈) 將直接用作支付或被視為已直接用作支付該樓價餘款的部分。為免生疑問，此「180 天提早付清餘款回贈」優惠不得用於除上述支付部分樓價餘款以外的其他任何目的。此「180 天提早付清餘款回贈」優惠及其條款細則受相關合約及/或交易文件中之條款約束。

以賣方律師實際收到款項日期計算

“Cash Rebate for 180 Days Early Settlement” Benefit (Only applicable to the Purchaser who selects Terms of Payment (Z2) under paragraph (4)(i) above)

A cash rebate of 2% of the Purchase Price will be given to the Purchaser if the Purchaser settles the balance of the Purchase Price within 180 days# after signing the relevant preliminary agreement for sale and purchase (i.e. “Cash Rebate for 180 Days Early Settlement” Benefit). Upon completion and subject to settlement of the balance of the Purchase Price of the relevant residential property by the Purchaser, this “Cash Rebate for 180 Days Early Settlement” Benefit (i.e. the said 2% cash rebate) will be directly applied or deemed to have been applied for payment of part of the balance of the said Purchase Price. For the avoidance of doubt, this “Cash Rebate for 180 Days Early Settlement” Benefit shall not be applied for any purpose other than part payment of the balance of the relevant purchase price as aforesaid. This “Cash Rebate for 180 Days Early Settlement” Benefit and its details shall be subject to the terms and conditions of the relevant agreement(s) and/or transaction documents.

To be determined by the actual date of payment(s) as received by the Vendor's solicitors

(c2) 「提早付清餘款回贈」優惠 (只適用於選擇上述第(4)(i)段的支付條款(U1)之買方)

如買方於相關之買賣合約訂明的付款日期之前#提前付清樓價餘款，則可獲賣方送出根據以下列表所訂明的「提早付清餘款回贈」優惠。於完成相關交易時，並在買方清付相關住宅物業的樓價餘款的情況下，此「提早付清餘款回贈」優惠(即於以下列表中訂明並適用之現金回贈) 將直接用作支付或被視為已直接用作支付該樓價餘款的部分。為免生疑問，此「提早付清餘款回贈」優惠不得用於除上述支付部分樓價餘款以外其他任何目的。此「提早付清餘款回贈」優惠及其條款細則受相關合約及/或交易文件中之條款約束。

以賣方律師實際收到款項日期計算

“Cash Rebate for Early Settlement” Benefit (Only applicable to the Purchaser who selects Terms of Payment (U1) under paragraph (4)(i) above)

The Purchaser shall be entitled to this “Cash Rebate for Early Settlement” Benefit as offered by the Vendor according to the particulars as contained in the table below if the Purchaser settles the balance of the Purchase Price in advance of the relevant date of payment# as specified in the relevant Agreement for Sale and Purchase. Upon completion and subject to settlement of the balance of the Purchase Price of the relevant residential property by the Purchaser, this “Cash Rebate for Early Settlement” Benefit (i.e. the applicable cash rebate as per the said table below) will be directly applied or deemed to have been applied for payment of part of the balance of the said Purchase Price. For the avoidance of doubt, this “Cash Rebate for Early Settlement” Benefit shall not be applied for any purpose other than part payment of the balance of purchase price as aforesaid. This “Cash Rebate for Early Settlement” Benefit and its details shall be subject to the terms and conditions of the relevant agreement(s) and/or transaction documents.

To be determined by the actual date of payment(s) as received by the Vendor's solicitors

「提早付清餘款回贈」列表

“Cash Rebate for Early Settlement” Table

付清樓價日期 Date of settlement of the Purchase Price	「提早付清餘款回贈」金額 “Cash Rebate for Early Settlement” amount
簽署臨時買賣合約的日期後 90 天內 Within 90 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價 5% 5% of the Purchase Price
簽署臨時買賣合約的日期後 91 天至 180 天內 Within 91 days to 180 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價 4% 4% of the Purchase Price
簽署臨時買賣合約的日期後 181 天至 540 天內 Within 181 days to 540 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價 2% 2% of the Purchase Price
簽署臨時買賣合約的日期後 541 天至 720 天內 Within 541 days to 720 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價 1% 1% of the Purchase Price

(d) 「住戶停車位優惠」

- (i) 選購一(1) 個於價單上設有符號 “#” 之住宅物業之買方，可享有申請認購一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
- (ii) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
- (iii) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

“Offer of Residential Car Parking Space(s)” Benefit

- (i) The Purchaser of ONE (1) residential property that is marked with a “#” in the price list is entitled to have an option to apply to purchase one residential car parking space. The Purchaser can exercise his/her/its option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor.
- (ii) If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (iii) The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(e) 送贈傢俱優惠

- (i) 第 1 座 1 樓 D1 單位、第 1 座 11 樓 D1 單位、第 1 座 16 樓 D1 單位、第 2 座 11 樓 D2 單位及第 2 座 15 樓 D2 單位(“該批單位”) 之買方可免費獲贈以下列表所述之相關住宅物業之裝飾、傢俱和物件(『該批傢俱』)。
- (ii) 送贈傢俱優惠不能轉讓及轉移，及只能由該/該批單位買方本人享用。
- (iii) 賣方或其代表不會就該/該批傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該/該批傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該/該批傢俱提出任何異議或質詢。

Free Furniture Offer

- (i) The purchaser of Flat D1 on 1/F of Block 1, Flat D1 on 11/F of Block 1, Flat D1 on 16/F of Block 1, Flat D2 on 11/F of Block 2 and Flat D2 on 15/F of Block 2 (“those Flats”) will be provided with the decoration, furniture and chattels of the relevant residential property as set out in the table below hereto (those “Furniture”) free of charge.
- (ii) The Free Furniture Offer is non-assignable and non-transferable and can only be enjoyed by the purchaser(s) of the/those flat(s) personally.
- (iii) No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the/those Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the/those Furniture or as to whether any of the/those Furniture is or will be in working condition. The/those Furniture will be delivered to the Purchaser(s) upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser(s) in respect of the/those Furniture.

送贈傢俱優惠列表

Free Furniture Offer Table

第 1 座
Block 1

層數 Floor	1, 11, 16
單位 Flat	D1
組合櫃 Cabinet	✓

第 2 座
Block 2

層數 Floor	11, 15
單位 Flat	D2
組合櫃 Cabinet	✓

(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:

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 (Hong Kong) Agency Limited

第一太平戴維斯住宅代理有限公司 Savills Realty Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

環宇地產(深井)代理有限公司 Universal Property (S.T.) Agency Limited

滙利地產有限公司 Willy Property Limited

易信地產有限公司 Intrust Property Company Limited

福興地產代理有限公司 Fortune Real Estate Agency Company Limited

富榮地產物業有限公司 Fu Wing Property Limited

中聯資產管理有限公司 ChinaLink Asset Management 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：**<http://www.laquatique.com.hk>**

The address of the website designated by the vendor for the Development is: **<http://www.laquatique.com.hk>**