

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
12 November 2018	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
31 December 2018	2A	--
14 February 2019	2B	--

第二部份：面積及售價資料 Part 2 : Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
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	B	37.765 (407) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0) 陽台 Verandah: 0.000 (0)	7,316,000	(193,724) (17,975)	-	-	-	6.499 (70)	-	-	-	-	-	-
1	1	C	36.273 (390) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0) 陽台 Verandah: 0.000 (0)	7,008,000	(193,202) (17,969)	-	-	-	6.236 (67)	-	-	-	-	-	-
1	1	E	24.289 (261) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0) 陽台 Verandah: 0.000 (0)	4,927,000	(202,849) (18,877)	-	-	-	4.828 (52)	-	-	-	-	-	-
1	1	F	26.108 (281) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0) 陽台 Verandah: 0.000 (0)	5,199,000	(199,134) (18,502)	-	-	-	4.077 (44)	-	-	-	-	-	-
1	10	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)	18,539,000	(214,995) (19,977)	-	-	-	-	-	-	-	-	-	-
1	10	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)	8,034,000	(195,043) (18,135)	-	-	-	-	-	-	-	-	-	-
1	10	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)	7,796,000	(195,540) (18,172)	-	-	-	-	-	-	-	-	-	-
1	10	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)	18,361,000	(217,821) (20,244)	-	-	-	-	-	-	-	-	-	-
1	10	E	27.866 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	5,740,000	(205,986) (19,133)	-	-	-	-	-	-	-	-	-	-
1	10	F	29.530 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	5,970,000	(202,167) (18,774)	-	-	-	-	-	-	-	-	-	-
1	11	E	27.866 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	5,780,000	(207,421) (19,267)	-	-	-	-	-	-	-	-	-	-
1	11	F	29.530 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	6,013,000	(203,623) (18,909)	-	-	-	-	-	-	-	-	-	-
1	12	E	27.866 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	5,820,000	(208,857) (19,400)	-	-	-	-	-	-	-	-	-	-

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	12	F	29.530 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	6,055,000	(205,046) (19,041)	-	-	-	-	-	-	-	-	-	
1	15	E	27.866 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	5,860,000	(210,292) (19,533)	-	-	-	-	-	-	-	-	-	
1	15	F	29.530 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	6,097,000	(206,468) (19,173)	-	-	-	-	-	-	-	-	-	
1	16	E	27.866 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	5,899,000	(211,692) (19,663)	-	-	-	-	-	-	-	-	-	
1	16	F	29.530 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	6,139,000	(207,890) (19,305)	-	-	-	-	-	-	-	-	-	
1	17	E	27.866 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	5,939,000	(213,127) (19,797)	-	-	-	-	-	-	-	-	-	
1	17	F	29.530 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 0.000 (0)	6,181,000	(209,313) (19,437)	-	-	-	-	-	-	-	-	-	

第三部份 其他資料 Part 3 Other Information

- (1) 準買家應參閱發展項目售樓說明書，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) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣（如有）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: “Price” means the price of the residential property 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. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded up to the nearest thousand to determine the purchase price.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『黃新民律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$100,000 made payable to “WONG AND CHAN” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

(A1) 卓越現金付款計劃 (照售價減 5%)

Supreme Cash Payment Plan (5% discount from the Price)

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 60 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內（以較早者為準）繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 90%(樓價餘款)於簽署臨時買賣合約的日期後 120 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內（以較早者為準）繳付。

90% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(A2) 優越現金付款計劃 (照售價減 5%)

Superior Cash Payment Plan (5% discount from the Price)

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 30 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內（以較早者為準）繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 5%於簽署臨時買賣合約的日期後 60 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內（以較早者為準）繳付。

5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

4. 樓價 85%(樓價餘款)於簽署臨時買賣合約的日期後 120 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內(以較早者為準)繳付。

85% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(A3) 換樓易現金付款計劃 (照售價減 5%)

Home Sweet Home Cash Payment Plan (5% discount from the Price)

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 30 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內(以較早者為準)繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 5%於簽署臨時買賣合約的日期後 60 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內(以較早者為準)繳付。

5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

4. 樓價 85%(樓價餘款)於簽署臨時買賣合約的日期後 120 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內(以較早者為準)繳付。

85% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(B1) 卓越按揭付款計劃 (照售價減 2%)

Supreme Mortgage Payment Plan (2% discount from the Price)

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 60 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內(以較早者為準)繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 90%(樓價餘款)於簽署臨時買賣合約的日期後 120 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內(以較早者為準)繳付。

90% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the

Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(B2) 優越按揭付款計劃 (照售價減 2%)

Superior Mortgage Payment Plan (2% discount from the Price)

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 30 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內 (以較早者為準)繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 5%於簽署臨時買賣合約的日期後 60 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內 (以較早者為準)繳付。

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4. 樓價 85%(樓價餘款)於簽署臨時買賣合約的日期後 120 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內 (以較早者為準)繳付。

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(B3) 換樓易按揭付款計劃 (照售價減 2%)

Home Sweet Home Mortgage Payment Plan (2% discount from the Price)

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 30 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內 (以較早者為準)繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

3. 樓價 5%於簽署臨時買賣合約的日期後 60 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內 (以較早者為準)繳付。

5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

4. 樓價 85%(樓價餘款)於簽署臨時買賣合約的日期後 120 日內或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內 (以較早者為準)繳付。

85% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

見第4(i)段。

See paragraph 4(i).

2. 「Ultima 630」限時折扣

“Ultima 630” Limited Time Discount

買方於 2019 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，可享有額外售價 2% 折扣。

A Purchaser who signs the preliminary agreement for sale and purchase on or before 30 June 2019 to purchase a residential property listed in this price list shall be entitled to enjoy extra 2% discount from the price.

3. 卓越印花稅優惠（只適用於選擇第(4)(i)段中支付條款(A1)卓越現金付款計劃 或 (B1)卓越按揭付款計劃）

Supreme Stamp Duty Benefit (only applicable to the Purchaser(s) who has/have selected the Terms of Payments (A1) (i.e., “Supreme Cash Payment Plan”) or (B1) (i.e., “Supreme Mortgage Payment Plan”) under paragraph (4)(i).)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有額外售價 10% 折扣。

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 extra 10% discount from the price.

4. 優越印花稅優惠（只適用於選擇第(4)(i)段中支付條款(A2)優越現金付款計劃 或 (B2)優越按揭付款計劃）

Superior Stamp Duty Benefit (only applicable to the Purchaser(s) who has/have selected the Terms of Payments (A2) (i.e., “Superior Cash Payment Plan”) or (B2) (i.e., “Superior Mortgage Payment Plan”) under paragraph (4)(i).)

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有額外售價 6.25% 折扣及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相關樓款*)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 3.75%)。

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 extra 6.25% discount from the price and Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)[#] 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 on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 3.75% of the Purchase Price).

5. 換樓易印花稅優惠 (只適用於選擇第(4)(i)段中支付條款(A3)換樓易現金付款計劃 或 (B3)換樓易按揭付款計劃)

Home Sweet Home Stamp Duty Benefit (only applicable to the Purchaser(s) who has/have selected the Terms of Payments (A3) (i.e., “Home Sweet Home Cash Payment Plan”) or (B3) (i.e., “Home Sweet Home Mortgage Payment Plan”) or under paragraph (4)(i).)

買方簽署臨時買賣合約購買本價單所列之住宅物業，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相關樓款[#])，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 10%)。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list, subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)[#] 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 on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 10% of the Purchase Price).

[#]以賣方代表律師實際收到款項日期計算。相關樓款指:從價印花稅應付之前,根據相關買賣合約所指定的日期應付的樓款。

[#]subject to the actual date of payment(s) received by Vendor’s solicitors. The relevant payment(s) refer(s) to the payment(s) which is / are payable according to the respective date(s) stipulated in the relevant agreement for sale and purchase, before the Ad Valorem Stamp Duty is payable.

(iii) 可就購買該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 purchase of a specified residential property in the development

1. 送贈傢俱優惠

Free Furniture Offer

- a. 10 樓 D1 單位、 (“該批單位”) 之買方可免費獲贈本價單附錄 1 所述之相關住宅物業之裝飾、傢俱和物件(『該批傢俱』)。

Unit D1 on 10/F, of Tower 1 (“those Units”) will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 1 hereto (those “Furniture”) free of charge.

- b. 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。

The Free Furniture Offer is non-assignable and non-transferable and can only be enjoyed by the purchaser(s) of the/those unit(s) personally.

- c. 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。

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.

2. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- a. 選購一(1) 個於價單上設有符號“#”之住宅物業之買方，可享有申請認購其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的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。

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 in respect of which presale consent(s) or consent(s) to assign has/have then been issued by the Director of Lands. 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.

- b. 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。

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.

- c. 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。

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.

3. 「置適·買」第一按揭貸款優惠（只適用於選擇第(4)(i)段中支付條款(B1)卓越按揭付款計劃 或 (B2)優越按揭付款計劃 或 (B3)換樓易按揭付款計劃)

“Easy-to-purchase” First Mortgage Loan Benefit (only applicable to the Purchaser(s) who has/have selected the Terms of Payments (B1) (i.e., “Supreme Mortgage Payment Plan”) or (B2) (i.e., “Superior Mortgage Payment Plan”) or (B3) (i.e., “Home Sweet Home Mortgage Payment Plan”) under paragraph (4)(i).)

買方可向賣方指定財務機構申請第一按揭貸款。主要條款如下：

The Purchaser can apply the First Mortgage Loan from the Vendor's designated financing company. Key terms are as follows:

- a. 買方必須於買賣合約內訂明的付清成交金額餘額之日或期數的預計關鍵日期(以較早者為準)前最少 30 日以書面向指定財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan in not less than 30 days before the date of settlement of the balance of the Transaction Price or the estimated material date for the Phase as specified in the Agreement for Sale and Purchase (whichever is earlier).

- b. 第一按揭貸款以住宅物業之第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

- c. 第一按揭貸款金額最高為成交金額的 80%。

The maximum amount of First Mortgage Loan is 80% of the Transaction Price.

- d. 第一按揭貸款首 2 年之按揭利率為指定財務機構不時報價之最優惠利率(P)減年息 2.5% (P-2.5%) (現時 P=5.375%) 計算，其後之按揭利率為指定財務機構不時報價之最優惠利率(P)加年息 2.375% (P+2.375%)，利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定財務機構之報價。

Interest rate of First Mortgage Loan for the first two years shall be at the Prime Rate (P) quoted by the designated financing company from time to time minus 2.5% per annum (P-2.5%) (currently P=5.375%), thereafter at the Prime Rate (P) designated by the financing company from time to time plus 2.375% per annum (P+2.375%), subject to fluctuation. The final interest rate is subject to the approval of the designated

financing company. Prime Rate is quoted by the designated financing company.

- e. 第一按揭貸款年期最長為 25 年。

The maximum tenor of First Mortgage Loan shall be 25 years.

- f. 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the designated financing company.

- g. 第一按揭貸款申請須由指定財務機構獨立審批。

The First Mortgage Loan shall be approved by the designated financing company independently.

- h. 所有第一按揭貸款法律文件須由賣方代表律師或賣方指定律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors or the Vendor's designated solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

- i. 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的成交金額全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.

- j. 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

- k. 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.

- l. 賣方沒有參與及提供第一按揭貸款。第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因第一按揭貸款所引發的任何事情負上任何責任。

Notice is hereby given that the Vendor is not involved in the arrangement of the First Mortgage Loan mentioned above. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the designated financing company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the First Mortgage Loan.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to firsthand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

(iv) 誰人負責支付買賣該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.

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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(不包括代墊付費用，代墊付費用須由買方支付)。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment (excluding disbursements, which shall be paid by the Purchaser).

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(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:

1. 中原地產代理有限公司 Centaline Property Agency Limited
2. 美聯物業代理有限公司 Midland Realty International Limited
3. 利嘉閣地產有限公司 Ricacorp Properties Limited
4. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
5. 世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
6. 云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
7. 第一太平戴維斯住宅代理有限公司 Savills Realty Limited
8. 晉誠地產代理有限公司 Earnest Property Agency Limited
9. 環宇地產(深井)代理有限公司 Universal Property (S.T.) Agency Limited
10. 滙利地產有限公司 Willy Property Limited

請注意：任何人可委任任何地產代理在購買該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>.

附錄 1 送贈傢俱優惠

Annex 1 Gift Furniture Benefit

第 1 座

Tower 1

層數 Floor		10
單位 Flat		D1
傢俱 Furniture	組合櫃 Cabinet	✓