

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	1 & 3 Ede Road	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	義德道1及3號 1 & 3 Ede Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		41	

印製日期 Date of Printing	價單編號 Number of Price List
13 August 2014	1

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 price 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 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard	
1	12	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	71,420,000	439,283 (40,811)	--	3.763 (41)	--	--	--	--	--	--	--	--	--
1	12	B	138.217 (1,488) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	62,420,000	451,609 (41,949)	--	0.695 (7)	--	--	--	--	--	--	--	--	--
1	11	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	70,120,000	431,287 (40,069)	--	3.763 (41)	--	--	--	--	--	--	--	--	--
1	11	B	138.217 (1,488) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	61,320,000	443,650 (41,210)	--	0.695 (7)	--	--	--	--	--	--	--	--	--
1	10	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	68,820,000	423,291 (39,326)	--	3.763 (41)	--	--	--	--	--	--	--	--	--
1	10	B	138.217 (1,488) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	60,220,000	435,692 (40,470)	--	0.695 (7)	--	--	--	--	--	--	--	--	--
1	9	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	67,520,000	415,296 (38,583)	--	3.763 (41)	--	--	--	--	--	--	--	--	--
1	9	B	138.217 (1,488) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	59,120,000	427,733 (39,731)	--	0.695 (7)	--	--	--	--	--	--	--	--	--

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 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
1	8	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	66,220,000	407,300 (37,840)	--	3.763 (41)	--	--	--	--	--	--	--	--
1	8	B	138.217 (1,488) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	58,020,000	419,775 (38,992)	--	0.695 (7)	--	--	--	--	--	--	--	--
1	7	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	64,420,000	396,228 (36,811)	--	3.763 (41)	--	--	--	--	--	--	--	--
1	7	B	138.217 (1,488) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	56,520,000	408,922 (37,984)	--	0.695 (7)	--	--	--	--	--	--	--	--
1	6	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	63,420,000	390,078 (36,240)	--	3.763 (41)	--	--	--	--	--	--	--	--
1	6	B	137.995 (1,485) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	55,720,000	403,783 (37,522)	--	--	--	--	--	--	--	--	--	--
1	5	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	62,420,000	383,927 (35,669)	--	3.763 (41)	--	--	--	--	--	--	--	--
1	5	B	137.995 (1,485) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	54,920,000	397,985 (36,983)	--	--	--	--	--	--	--	--	--	--

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.)										
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1	3	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	61,420,000	377,776 (35,097)	--	3.763 (41)	--	--	--	--	--	--	--	--	--
1	3	B	137.995 (1,485) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	54,120,000	392,188 (36,444)	--	--	--	--	--	--	--	--	--	--	--
1	2	A	162.583 (1,750) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	60,220,000	370,395 (34,411)	--	3.763 (41)	--	--	--	--	--	--	--	--	--
1	2	B	137.995 (1,485) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:1.500 (16)	53,120,000	384,941 (35,771)	--	--	--	--	--	--	--	--	--	--	--
1	1	A	161.083 (1,734) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:-- (--)	60,220,000	373,845 (34,729)	--	3.763 (41)	--	13.887 (149)	--	--	--	--	--	--	--
1	1	B	136.240 (1,466) 露台 Balcony:6.825 (73); 工作平台 Utility Platform:-- (--)	53,650,000	393,790 (36,596)	--	--	--	28.669 (309)	--	--	--	--	--	--	--
2	12	A	162.278 (1,747) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	76,590,000	471,968 (43,841)	--	3.888 (42)	--	--	--	--	--	--	--	--	--
2	12	B	130.893 (1,409) 露台 Balcony:6.750 (73); 工作平台 Utility Platform:1.500 (16)	64,550,000	493,151 (45,813)	--	1.988 (21)	--	--	--	--	--	--	--	--	--

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 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard	
2	10	A	162.278 (1,747) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	73,790,000	454,714 (42,238)	--	3.888 (42)	--	--	--	--	--	--	--	--	--
2	10	B	130.893 (1,409) 露台 Balcony:6.750 (73); 工作平台 Utility Platform:1.500 (16)	62,350,000	476,343 (44,251)	--	1.988 (21)	--	--	--	--	--	--	--	--	--
2	9	A	162.278 (1,747) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	72,390,000	446,086 (41,437)	--	3.888 (42)	--	--	--	--	--	--	--	--	--
2	9	B	130.893 (1,409) 露台 Balcony:6.750 (73); 工作平台 Utility Platform:1.500 (16)	61,250,000	467,939 (43,471)	--	1.988 (21)	--	--	--	--	--	--	--	--	--
2	8	A	162.278 (1,747) 露台 Balcony:7.350 (79); 工作平台 Utility Platform:1.500 (16)	70,990,000	437,459 (40,635)	--	3.888 (42)	--	--	--	--	--	--	--	--	--
2	8	B	130.893 (1,409) 露台 Balcony:6.750 (73); 工作平台 Utility Platform:1.500 (16)	60,150,000	459,536 (42,690)	--	1.988 (21)	--	--	--	--	--	--	--	--	--

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) 註：於第(4)段中：

(a) 「售價」指本價單第二部份中所列表之住宅物業的售價。

(b) 「樓價」指臨時買賣合約中訂明的住宅物業的實際售價，因應不同支付條款及/或折扣按售價計算得出的價目，皆以捨位到最接近的千位數作為樓價。

Note: In paragraph (4):

(a) "Price" means the price of the residential property set out in Part 2 of this Price List.

(b) "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 terms of payment and/or applicable discounts on the Price will be rounded down to the nearest thousand to determine the Purchase Price.

(i) **支付條款 Terms of Payment:**

買方於簽署臨時買賣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\$1,000,000 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支付，本票及支票抬頭請寫「**Baker & McKenzie**」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit which is equivalent to 5% of the Purchase Price. HK\$1,000,000 being part of the Preliminary Deposit must be paid by cashier order and the balance of the Preliminary Deposit may be paid by cheque(s). The cashier order and cheque(s) should be made payable to "**Baker & McKenzie**".

150 天付款計劃(照售價減 3%) 150-day Payment Method (3% discount from the Price)

1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

2) 樓價 5% (再期訂金)於簽署臨時買賣合約後 30 天內支付。

5% of Purchase Price (further deposit) shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

3) 樓價 5% (部份樓價)於簽署臨時買賣合約後 90 天內支付。

5% of Purchase Price (part payment of Purchase Price) shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

4) 樓價 85% (樓價餘額)於簽署臨時買賣合約後 150 天內支付。

85% of Purchase Price (balance of Purchase Price) shall be paid within 150 days after signing of the Preliminary Agreement for Sale and Purchase.

* 受制於合約，如買方已向賣方支付樓價之 40%，賣方同意給予買方許可，准許買方在成交前以獲准許可人身份佔用該物業。

Subject to contract, the vendor agrees to grant a licence to the Purchaser to occupy the Property before completion as licensee, upon the condition that the Purchaser has paid 40% of the Purchase Price to the vendor.

(ii) **售價獲得折扣的基礎 Basis on which any discount on the Price is available**

見 4(i)

See 4(i)

(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 financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development**

(a) 見 4(i)

See 4(i)

(b) 買家可享以下「備用第二按揭」貸款 “Standby Second Mortgage” loan is offered to Purchasers

「備用第二按揭」貸款條款 Terms for “Standby Second Mortgage” loan

買方可向賣方指定銀行申請第一按揭貸款，並同時向賣方或其相聯公司申請最高達樓價 20% 之第二按揭貸款，惟買方必需遵守下列第二按揭條款：

The Purchaser can apply for a first mortgage with the vendor's designated bank (first mortgagee) and at the same time, can apply for a second mortgage for a loan of up to 20% of the Purchase Price of the property from the vendor or its associated company (second mortgagee) subject to the following terms of the second mortgage:

- 1) 買方必須於申請該第二按揭貸款不少於 60 天前以書面通知賣方或其相聯公司。

The Purchaser shall serve a written notice to the vendor or its associated company not less than 60 days before making an application for the second mortgage loan.

- 2) 買方須先獲取第一按揭銀行同意該物業作第二按揭，並能出示足夠文件證明第一及第二按揭之每月總還款額不超過其每月總收入之一半。

The Purchaser shall have obtained the prior consent of the first mortgagee bank to the second mortgage and shall provide satisfactory documents to prove that the total amount of monthly repayment of both the first and second mortgages shall not exceed 50% of the Purchaser's monthly income.

- 3) 第二按揭貸款額可高達樓價之 20%。

The amount of the second mortgage loan can be up to 20% of the Purchase Price.

- 4) 第二按揭年期必須不長於第一按揭，並以 20 年為上限。

The term of the second mortgage shall not be more than the term of the first mortgage and in any event shall not exceed 20 years.

- 5) 第二按揭利率以「香港上海滙豐銀行有限公司之最優惠利率」加百分之一計算。

The interest rate of the second mortgage shall be calculated at 1% above the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited.

- 6) 第二按揭不設免供免息。

No deferment of principal repayment and waiver of interest payment are available for the second mortgage.

- 7) 所有第二按揭之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及雜費。

All legal documents in relation to the second mortgage shall be prepared and handled by the vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser.

- 8) 賣方保留批核第二按揭貸款之權利。

The vendor reserves the right to decide whether or not to approve the second mortgage loan.

(c) 花旗銀行 Ultima Card 客戶優惠 Benefits for Citibank Ultima Card client(s)

若買方為 Citibank Ultima Card 之卡主或已於成交日前申請 Citibank Ultima Card，則買方可獲賣方提供港幣\$300,000 現金回贈。

Subject to the Purchaser already being a Citibank Ultima Card holder or having applied for the Citibank Ultima Card before the Completion for the Sales & Purchase, the Purchaser shall be entitled to a cash rebate of HK\$300,000 from the vendor.

(d) 印花稅津貼 Subsidy on Stamp Duty

買方可獲賣方提供相等於該物業在扣除所有折扣後的樓價之 4.25% 之印花稅津貼優惠，該優惠並即時在售價上扣減。

Purchasers shall be entitled to a “Subsidy of Stamp Duty” equivalent to 4.25% of the Purchase Price of the relevant property (after deduction of all discounts). The benefit will be deducted from the Price directly.

(e) 住宅車位優惠 Benefit for Residential Parking Space

凡於 2014 年 8 月 31 日(包括當日)或之前簽署臨時買賣合約購入住宅單位之買方可免費獲贈本發展項目住宅車位 1 個，住宅車位價值為每個港幣\$2,500,000。車位之分配由賣方全權決定。

Where the Preliminary Agreement for Sale and Purchase for a residential unit is signed on or before 31st August 2014 (inclusive of that date), the Purchaser shall be entitled to 1 Residential Parking Space of the development free of charge. The value of Residential Parking Space is HK\$2,500,000 each. The allocation of Residential Parking Space is

subject to the sole discretion of the vendor.

(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**

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有關購買的所有法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式買賣合約及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 costs 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, the vendor and the Purchaser shall each pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方需支付印花稅包括但不限於從價印花稅，買家印花稅*及額外印花稅*(*如適用)。

All stamp duty payments, including but not limited to the Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* will be borne by the Purchaser (*if applicable).

(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**

有關其他法律文件之律師費如：補充協議、有關批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他雜費等等，均由買方負責，一切就買賣該項目中的指明住宅物業的有關按揭及其他雜費均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certification fee for Land Grant, 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 related to the sale and purchase of a specified residential property in the development.

(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

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

香港蘇富比國際物業顧問 Hong Kong Sotheby's International Realty

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

第一太平戴維斯住宅有限公司 Savills Realty 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: www.ede.com.hk

The address of the website designated by the vendor for the development is : www.ede.com.hk