

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	喜點 My Place	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	北帝街 123 號 No. 123 Pak Tai Street		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			168

印製日期 Date of Printing	價單編號 Number of Price List
22/04/2015	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 prices of residential properties
		價錢 Price
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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			
喜點 My Place	5	A	25.361 (273) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,179,000	164,781 (15,308)	-	-	-	-	-	-	-	-	-	-	-		
		B	23.205 (250) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	3,989,000	171,903 (15,956)	-	-	-	-	-	-	-	-	-	-	-	-	
		C	30.409 (327) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,112,000	168,108 (15,633)	-	0.257 (3)	-	-	-	-	-	-	-	-	-	-	
		D	32.331 (348) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,241,000	162,104 (15,060)	-	0.298 (3)	-	-	-	-	-	-	-	-	-	-	-
		E	31.552 (340) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,787,000	151,718 (14,079)	-	0.213 (2)	-	-	-	-	-	-	-	-	-	-	-
		F	23.700 (255) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	3,779,000	159,451 (14,820)	-	-	-	-	-	-	-	-	-	-	-	-	-
		G	24.063 (259) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	3,858,000	160,329 (14,896)	-	-	-	-	-	-	-	-	-	-	-	-	-
		H	33.160 (357) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: 1.500 (16)	5,057,000	152,503 (14,165)	-	0.258 (3)	-	-	-	-	-	-	-	-	-	-	-
	6	A	25.361 (273) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,200,000	165,609 (15,385)	-	-	-	-	-	-	-	-	-	-	-	-	
		B	23.205 (250) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,010,000	172,808 (16,040)	-	-	-	-	-	-	-	-	-	-	-	-	

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
喜點 My Place	6	C	30.409 (327) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,138,000	168,963 (15,713)	-	0.257 (3)	-	-	-	-	-	-	-	
		D	32.331 (348) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,298,000	163,867 (15,224)	-	0.298 (3)	-	-	-	-	-	-	-	
		E	31.552 (340) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,872,000	154,412 (14,329)	-	0.213 (2)	-	-	-	-	-	-	-	
		F	23.700 (255) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	3,820,000	161,181 (14,980)	-	-	-	-	-	-	-	-	-	
		G	24.063 (259) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	3,902,000	162,158 (15,066)	-	-	-	-	-	-	-	-	-	
		H	33.160 (357) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: 1.500 (16)	5,115,000	154,252 (14,328)	-	0.258 (3)	-	-	-	-	-	-	-	
	8	A	25.361 (273) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,245,000	167,383 (15,549)	-	-	-	-	-	-	-	-		
		B	23.205 (250) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,050,000	174,531 (16,200)	-	-	-	-	-	-	-	-		
		C	30.409 (327) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,191,000	170,706 (15,875)	-	0.257 (3)	-	-	-	-	-	-		
		D	32.331 (348) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,412,000	167,394 (15,552)	-	0.298 (3)	-	-	-	-	-	-		

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
喜點 My Place	8	E	31.552 (340) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,982,000	157,898 (14,653)	-	0.213 (2)	-	-	-	-	-	-	-	
		F	23.700 (255) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	3,903,000	164,684 (15,306)	-	-	-	-	-	-	-	-	-	
		G	24.063 (259) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	3,986,000	165,649 (15,390)	-	-	-	-	-	-	-	-	-	
		H	33.160 (357) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: 1.500 (16)	5,232,000	157,780 (14,655)	-	0.258 (3)	-	-	-	-	-	-	-	
	10	A	25.361 (273) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,290,000	169,157 (15,714)	-	-	-	-	-	-	-	-	-	
		B	23.205 (250) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,091,000	176,298 (16,364)	-	-	-	-	-	-	-	-	-	
		C	30.409 (327) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,245,000	172,482 (16,040)	-	0.257 (3)	-	-	-	-	-	-	-	
		D	32.331 (348) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,524,000	170,858 (15,874)	-	0.298 (3)	-	-	-	-	-	-	-	
		E	31.552 (340) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,121,000	162,303 (15,062)	-	0.213 (2)	-	-	-	-	-	-	-	
		F	23.700 (255) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,007,000	169,072 (15,714)	-	-	-	-	-	-	-	-	-	

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
喜點 My Place	10	G	24.063 (259) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,091,000	170,012 (15,795)	-	-	-	-	-	-	-	-	-	
		H	33.160 (357) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: 1.500 (16)	5,377,000	162,153 (15,062)	-	0.258 (3)	-	-	-	-	-	-	-	
	11	A	25.361 (273) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,312,000	170,025 (15,795)	-	-	-	-	-	-	-	-	-	
		B	23.205 (250) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,112,000	177,203 (16,448)	-	-	-	-	-	-	-	-	-	
		C	30.409 (327) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,271,000	173,337 (16,119)	-	0.257 (3)	-	-	-	-	-	-	-	
		D	32.331 (348) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,581,000	172,621 (16,037)	-	0.298 (3)	-	-	-	-	-	-	-	
		E	31.552 (340) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,260,000	166,709 (15,471)	-	0.213 (2)	-	-	-	-	-	-	-	
		F	23.700 (255) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,111,000	173,460 (16,122)	-	-	-	-	-	-	-	-	-	
		G	24.063 (259) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,196,000	174,376 (16,201)	-	-	-	-	-	-	-	-	-	
		H	33.160 (357) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: 1.500 (16)	5,522,000	166,526 (15,468)	-	0.258 (3)	-	-	-	-	-	-	-	

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
喜點 My Place	17	A	25.361 (273) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,400,000	173,495 (16,117)	-	-	-	-	-	-	-	-	-	
		B	23.205 (250) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,193,000	180,694 (16,772)	-	-	-	-	-	-	-	-	-	-
		C	30.409 (327) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,378,000	176,856 (16,446)	-	0.257 (3)	-	-	-	-	-	-	-	-
		D	32.331 (348) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,894,000	182,302 (16,937)	-	0.298 (3)	-	-	-	-	-	-	-	-
		E	31.552 (340) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,591,000	177,200 (16,444)	-	0.213 (2)	-	-	-	-	-	-	-	-
		F	23.700 (255) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,360,000	183,966 (17,098)	-	-	-	-	-	-	-	-	-	-
		G	24.063 (259) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,449,000	184,890 (17,178)	-	-	-	-	-	-	-	-	-	-
		H	33.160 (357) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: 1.500 (16)	5,871,000	177,051 (16,445)	-	0.258 (3)	-	-	-	-	-	-	-	-
	20	A	25.361 (273) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,468,000	176,176 (16,366)	-	-	-	-	-	-	-	-	-	
		B	23.205 (250) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,254,000	183,323 (17,016)	-	-	-	-	-	-	-	-	-	

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
喜點 My Place	20	C	30.409 (327) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,457,000	179,453 (16,688)	-	0.257 (3)	-	-	-	-	-	-	-	
		D	32.331 (348) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,978,000	184,900 (17,178)	-	0.298 (3)	-	-	-	-	-	-	-	
		E	31.552 (340) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	5,674,000	179,830 (16,688)	-	0.213 (2)	-	-	-	-	-	-	-	
		F	23.700 (255) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,422,000	186,582 (17,341)	-	-	-	-	-	-	-	-	-	
		G	24.063 (259) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: -	4,513,000	187,549 (17,425)	-	-	-	-	-	-	-	-	-	
		H	33.160 (357) 露台 Balcony: 1.960 (21); 工作平台 Utility Platform: 1.500 (16)	5,958,000	179,674 (16,689)	-	0.258 (3)	-	-	-	-	-	-	-	

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) 支付條款 The Terms of Payment

於認購單位時先提供港幣\$100,000，並在簽署臨時買賣合約時補足成交金額之 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「胡關李羅律師行」。請另備支票以補足臨時訂金之餘額。

A sum of HK\$100,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the transaction price. A cashier order of HK\$100,000 being part of the Preliminary Deposit shall be made payable to "Woo Kwan Lee & Lo". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

註： 在第 4 段中，(a) 「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同折扣按售價計算得出之價目，皆以向下捨入方式換算至千位數作為成交金額；(b) 「賣方」指市區重建局，而「獲聘用人」指永道有限公司，即獲市區重建局聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In paragraph 4, (a) "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The purchase price obtained after applying the relevant discount(s) on the Price will be rounded down to the nearest thousand to determine the Transaction Price; (b) "Vendor" means Urban Renewal Authority and "Person so Engaged" means Longcross Limited, the person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

(A) 60 天現金優惠付款 60-day Cash Payment (照售價減 6%) (6% discount from Price)

1. 相等於成交金額 5% 之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 即加付訂金於買方簽署買賣合約時繳付。
5% of Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.
3. 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 60 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

(B) 120 天現金優惠付款 120-day Cash Payment (照售價減 4%) (4% discount from Price)

1. 相等於成交金額 5% 之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 即加付訂金於買方簽署買賣合約時繳付。
5% of Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.
3. 成交金額 5% 即部份成交金額於買方簽署臨時買賣合約後 60 天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
4. 成交金額 85% 即成交金額餘款於買方簽署臨時合約後 120 天內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(C) 建築期付款 Stage Payment Plan (照售價 Price)

1. 相等於成交金額 5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price (“Preliminary Deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5%即加付訂金於買方簽署買賣合約時繳付。
5% of Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.
3. 成交金額 5%即部份成交金額於買方簽署臨時買賣合約後 90 天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
4. 成交金額 5%即部份成交金額於買方簽署臨時買賣合約後 180 天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
5. 成交金額 80%即成交金額餘款於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內繳付。
80% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

(A) 請參閱 4(i)。

Please refer to 4(i).

(B) 特別折扣優惠 Special Discount Benefit

凡於 2015 年 5 月 31 日當日或之前簽署臨時買賣合約，買方可獲額外 2% 售價折扣優惠。

When the preliminary agreement for sale and purchase is signed on or before 31 May 2015, an extra 2% discount from the Price would be offered to the Purchaser.

(C) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit

買方可獲額外 4% 售價折扣優惠作為「印花稅津貼」優惠。

An extra 4% discount from the Price would be offered to the Purchasers as the "Subsidy of Stamp Duty" Benefit.

(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

獲聘用人將準備在不減損買方於買賣合約下之權利下，於收到買方於發展項目滿意紙或轉讓同意書發出日起計的 2 年內(以較早者計) 所發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救。本優惠受相關交易文件條款及條件限制。

The Person so Engaged is prepared to, but not in derogation from the purchaser's rights under the agreement for sale and purchase, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the purchaser within 2 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Development, whichever is earlier, remedy any defects to the Property. This benefit is subject to the terms and conditions of the relevant transaction documents.

(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其正式買賣合約、按揭及樓契等法律文件，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。

If the purchaser appoints the Vendor's solicitors to act on his/her behalf 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.

如買方選擇另聘代表律師作為買方之代表律師處理其正式買賣合約、按揭及樓契等法律文件，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 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.

買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於按任何稅率徵收之從價印花稅、任何買方提名書或轉售的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale & purchase, the agreement for sale and purchase and the assignment (including without limitation ad valorem stamp duty charged at whatever rates, any stamp duty on any nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty) will be borne by the purchasers.

(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.

有關該住宅物業交易之草擬、登記及完成大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、該住宅物業的業權文件認正本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買方負責。

The purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement (if any).

(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. 中國海外地產代理有限公司 China Overseas Property Agency Limited
2. 中原地產代理有限公司 Centaline Property Agency Limited
3. 美聯物業代理有限公司 Midland Realty International Limited
4. 利嘉閣地產有限公司 Ricacorp Properties Limited
5. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) 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.

註：中國海外地產代理有限公司是唯一獲賣方委任在認購意向安排計劃出售過程中行事的地產代理(有關認購意向安排計劃的詳情，請參閱銷售安排資料)。

Note: China Overseas Property Agency Limited will be the only estate agent appointed by the vendor to act in the EIPA Sale (please refer to the Information on Sales Arrangements for more details on EIPA Sale).

(6) 賣方就發展項目指定的互聯網網站的網址為：**www.my-place.com.hk**

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