

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	yoo Residence	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	銅鑼灣道33號 No. 33 Tung Lo Wan 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)			144

印製日期 Date of Printing	價單編號 Number of Price List
21/10/2013	4

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
6/11/2013	4B	--

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.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning 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
8	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,242,160	298,560 (27,760)	--	1.050 (11)	--	--	--	--	--	--	--	--
9	A	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	17,107,680	396,608 (36,870)	--	--	--	--	--	--	--	--	--	--
9	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,830,600	320,491 (29,800)	--	1.050 (11)	--	--	--	--	--	--	--	--
11	A	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	17,367,520	402,632 (37,430)	--	--	--	--	--	--	--	--	--	--
15	A	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	17,632,000	408,763 (38,000)	--	--	--	--	--	--	--	--	--	--
15	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,314,940	333,612 (31,020)	--	1.050 (11)	--	--	--	--	--	--	--	--
16	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,512,240	329,535 (30,640)	--	1.050 (11)	--	--	--	--	--	--	--	--
16	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,152,000	344,763 (32,000)	--	1.000 (11)	--	--	--	--	--	--	--	--
16	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,576,550	350,943 (32,610)	--	--	--	--	--	--	--	--	--	--
18	A	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	17,896,480	414,895 (38,570)	--	--	--	--	--	--	--	--	--	--
18	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,438,010	336,946 (31,330)	--	1.050 (11)	--	--	--	--	--	--	--	--

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.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning 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
18	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,546,560	355,105 (32,960)	--	1.000 (11)	--	--	--	--	--	--	--	--
18	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,917,350	361,274 (33,570)	--	--	--	--	--	--	--	--	--	--
19	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,781,250	336,095 (31,250)	--	1.050 (11)	--	--	--	--	--	--	--	--
19	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,546,560	355,105 (32,960)	--	1.000 (11)	--	--	--	--	--	--	--	--
19	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,917,350	361,274 (33,570)	--	--	--	--	--	--	--	--	--	--
20	A	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	18,105,280	419,735 (39,020)	--	--	--	--	--	--	--	--	--	--
20	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,688,120	343,721 (31,960)	--	1.050 (11)	--	--	--	--	--	--	--	--
20	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,604,100	356,614 (33,100)	--	1.000 (11)	--	--	--	--	--	--	--	--
20	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,974,150	362,996 (33,730)	--	--	--	--	--	--	--	--	--	--
21	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	14,063,490	342,978 (31,890)	--	1.050 (11)	--	--	--	--	--	--	--	--
27	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	14,658,000	452,463 (42,000)	--	1.121 (12)	--	--	--	--	--	--	--	--

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.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning 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
30	C#	129.761 (1,397) 露台 balcony : 2.950 (32); 工作平台 utility platform : 0 (0)	72,644,000	559,829 (52,000)	--	--	--	--	--	--	--	--	--	--
30	E#	119.445 (1,286) 露台 balcony : 2.950 (32); 工作平台 utility platform : 0 (0)	64,300,000	538,323 (50,000)	--	--	--	--	--	--	--	--	--	--

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 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價5%作為臨時訂金，請帶備港幣\$400,000.00銀行本票以支付部份臨時訂金，抬頭請寫「張葉司徒陳律師事務所」。請另備支票之以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of purchase price upon signing of the Preliminary Agreement for Sale and Purchase. A cashier order of HK\$400,000.00 being part of the Preliminary Deposit shall be made payable to "VINCENT T.K. CHEUNG, YAP & CO.". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

所有支付條款樓價之換算皆向下捨入計至個位數。

All purchase prices in various terms of payment shall be rounded down to the nearest dollar.

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

(1) 樓價5% (「臨時訂金」) 於買方簽署臨時買賣合約時繳付，並於簽署後5個工作天內簽署買賣合約。

A preliminary deposit equivalent to 5% of purchase price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale & Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

(2) 樓價5%於買方簽署買賣合約時繳付。

5% of purchase price shall be paid upon signing of the Agreement for Sale & Purchase.

(3) 樓價5%於買方簽署臨時買賣合約後90天內繳付。

5% of purchase price shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(4) 樓價5%於買方簽署臨時買賣合約後180天內繳付。

5% of purchase price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(5) 樓價80%於賣方向買方發出完成交易通知書之14天內繳付

80% of purchase price being balance of purchase price shall be paid within 14 days from the notice of completion of the sale and purchase issued by the Vendor.

* 所有樓價(除部份首期訂金可由支票支付外)須以抬頭人為賣方代表律師「張葉司徒陳律師事務所」之銀行本票支付。

All payments shall be paid by way of cashier orders, other than cheque portion of the initial deposit, drawn in favor of the Vendor's solicitors, "VINCENT T.K. CHEUNG, YAP & CO.".

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

請參閱 4 (iii)

Please refer to 4 (iii)

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得任何贈品、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. 特別現金回贈
Special Cash Rebate

凡於2013年10月12日(包括當日)至2013年11月24日(包括當日)簽署臨時買賣合約，在買方按買賣合約完成指明住宅物業買賣交易並繳付所有應付印花稅後，可獲賣方提供相等於買方已繳付就買賣合約應繳付的印花稅之特別現金回贈(『特別現金回贈』)，特別現金回贈的安排如下：如買方(或每一位買方如買方多於一名人士)是香港永久性居民，或與一位或多位非香港永久性居民的近親(即配偶、父母、子女、兄弟或姊妹)以聯名方式購買指明住宅物業，賣方將提供之特別現金回贈為買方已繳付就買賣合約應繳付的印花稅(包括以新的稅率計算的從價印花稅)的總額的100%，該特別現金回贈之最高金額為有關指明住宅物業樓價之7.5%。該特別現金回贈將會及只限於買方完成購入有關指明物業時，從買方應繳付之樓價餘款中扣除。
For purchases made from (and including) 12th October, 2013 to (and including) 24th November, 2013, after the Purchaser has completed the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase, and paid all stamp duty payable, the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor equivalent to: where the Purchaser (or each of the Purchasers if more than one) is a Hong Kong Permanent Resident(s) (“HKPR”), or one or more Purchasers is a HKPR and he/she jointly purchases the specified residential property with one or more close relative (i.e. spouse, parents, children, brothers and sisters) who is/are not HKPR, 100% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including ad valorem stamp duty calculated with reference to the new rates), subject to a maximum Special Cash Rebate of 7.5% of the purchase price of the relevant specified residential property. Such Special Cash Rebate will be paid on and subject to, completion of the purchase of the relevant specified property by way of deduction from the balance of the purchase price payable by the Purchaser.

2. 住宅車位認購權
Option to purchase Carpark Space(s)

在買方揀選住宅物業的同時，該單位於價單上設"#”的買方可獲認購yoo Residence一個或以上停車位之權利(可供選擇之停車位為賣方所訂之位於B1/F之P1, P2, P3 & P4)，可供出售之停車位之售價及數量(若多於一個)將由賣方全權及絕對酌情決定。

At the same time when the Purchaser selects a residential property, the Purchaser of a unit that has a "#” in the above price list shall have an option to purchase one or more carpark space(s) among P1, P2, P3 & P4 at B1/F in yoo Residence as designated by the Vendor. The price, and number of such carpark space(s) (if more than one), which may be purchased shall be determined by the Vendor at its absolute discretion.

如買方行使認購權，該指明住宅物業及指定的停車位會以兩者的售價總和作為樓價，於同一份臨時買賣合約出售予買方。如買方不行使認購權，在簽署臨時買賣合約之後，認購權將會自動失效，買方不會為此獲得任何補償。
If the Purchaser shall exercise the option, both the designated residential property and the designated carpark space(s) will be sold to the Purchaser under one and the same preliminary agreement for sale and purchase at a purchase price being the total price of the designated residential property and the designated carpark space(s). If the Purchaser does not exercise the option, after the preliminary agreement for sale and purchase is signed, the option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

該指明住宅物業及其相關的停車位必須受同一份買賣合約及其後的轉讓契涵蓋。
Both the specified residential property and the relevant carpark space(s) shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

(4)(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正式買賣合約及樓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 formal 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合約、按揭及樓契等法律文件，買賣雙方須各自負責有關正式買賣合約及其他樓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 formal agreement for sale and purchase and the assignment.

買方需支付一概有關臨時合約、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、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、利息及附加費等)、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 & purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, any special stamp duty, any buyer’s stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchasers.

(4)(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、業權文件認正副本費用、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 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 & purchase and the Assignment, 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：

1.美聯物業代理有限公司 2.中原地產代理有限公司 3.利嘉閣地產有限公司 4.香港置業（代理）有限公司 5.世紀21測量行有限公司及旗下特許經營商 6.置業18物業代理有限公司 7.專業地產 8.第一太平戴維斯住宅有限公司 9.第一太平戴維斯（香港）有限公司 10.領域房地產顧問 11.高力國際物業代理有限公司 12.香港蘇富比國際物業顧問 13.萊坊(香港)有限公司 14.仲量聯行 15.興業房產顧問有限公司 16.安世地產 17.新置業地產有限公司 18.新意域地產有限公司 19.利卓置業有限公司 20.高鼎物業有限公司 21.陳鋒地產 22.栢景地產代理公司 23.天生地產有限公司 24.港地物業代理有限公司 25.維多利物業代理公司 26.天福地產 27.飛騰物業代理有限公司 28.澎達物業顧問有限公司 29.僑樂物業服務(中國)有限公司 30.金匯地產有限公司 31.香港(新界)地產商會及其會員 32.溥頓亞洲物業代理有限公司 33.泛太置業有限公司 34.瑞麥地產 35.壹置業代理有限公司 36.連線房地產顧問有限公司 37.領高地產代理有限公司

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。

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

1.Midland Realty (International) Limited 2.Centaline Property Agency Limited 3.Ricacorp Properties Limited 4.Hong Kong Property Services (Agency) Limited 5.Century 21 Surveyors Limited 6.18 Property Agency Limited 7.Professional Properties Co. 8.Savills Realty Limited 9.Savills (Hong Kong) Limited 10.Landscape Christie's International Real Estate 11.Colliers International Agency Limited 12.Hong Kong Sotheby's International Realty 13.Knight Frank Hong Kong Limited 14.Jones Lang LaSalle 15.Hing Yip Realty Advisory Limited 16.Anzac Realty 17.New Homes Property Limited 18.Landworld Property Agency Limited 19.Richwell Property Co., Ltd. 20.Golden Choice Realty Ltd.21.Chan Fung Properties Co. 22.Park View Property Agents Co. 23.Talent-Sign Properties Ltd. 24.Konde Property Agency Limited 25.Victory Properties Agency Co. 26.Blessing Realty 27.Fayton Property Agency Company Ltd. 28.Prime Property Consultants Limited 29.Kiu Lok Property Services (China) Ltd. 30.Gamway Property Agency Limited 31.Hong Kong (New Territories) Realty Association and Chartered Members 32.Preston Asia Realty Limited 33. Grand Pacific Realty Limited 34. RE/MAX 35. Land One Property Agency Ltd. 36. o2o Property Consultant Ltd. 37. Leading Properties Agency Limited

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.yooresidence.com.hk。

The address of the website designated by the Vendor for the Development is: www.yooresidence.com.hk.