

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 |
| 10/4/2016 | 4P | ✓ |

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 (Duplex 複式) | 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 (Duplex 複式) | 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 (Duplex 複式) | 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 (Duplex 複式) | 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)) 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 (Duplex 複式) | 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)) 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*# | 129.760 (1,397) 露台 balcony : 2.950 (32); 工作平台 utility platform : 0 (0) | 72,644,000 | 559,834 (52,000) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 30 | E*# | 119.446 (1,286) 露台 balcony : 2.950 (32); 工作平台 utility platform : 0 (0) | 64,300,000 | 538,319 (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)90天現金優惠付款 90-day Cash Payment (照售價減3%) (3% discount from 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個工作日內簽署買賣合約。

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) 加付訂金即樓價5%於買方簽署臨時買賣合約後30天內繳付。

A further deposit equivalent to 5% of purchase price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

(3) 樓價90%即樓價餘款於買方簽署臨時買賣合約後90天內繳付。

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

(B)180天現金優惠付款 180-day Cash Payment (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個工作日內簽署買賣合約。

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) 加付訂金即樓價5%於買方簽署臨時買賣合約後30天內繳付。

A further deposit equivalent to 5% of purchase price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

(3) 加付訂金即樓價5%於買方簽署臨時買賣合約後60天內繳付。

A further deposit equivalent to 5% of purchase price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

(4) 樓價85%即樓價餘款於買方簽署臨時買賣合約後180天內繳付。

85% of purchase price being balance of purchase price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(C)分期付款計劃 II Stage Payment Method II (照售價 Price) - 只適用於購買本價單中標有 * 的指明住宅物業 only applicable to purchasing a specified residential property marked with * in this price list

(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個工作日內簽署買賣合約。

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85%即樓價餘款於2016年9月30日或之前繳付。

85% of purchase price being balance of purchase price shall be paid on or before 30 September 2016.

* 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

(a) 請參閱 4 (i)
Please refer to 4 (i)

(b) 特別折扣
Special Discount

本價單中標有 * 的指明住宅物業的買方，在本價單之生效日起簽署臨時買賣合約，可獲 23.5% 售價折扣作為特別折扣。

For the purchaser of a specified residential property marked with * in this price list, where the Preliminary Agreement for Sale and Purchase is signed after the effective date of this Price List, the Purchaser will be offered 23.5% discount on the Price as Special Discount.

(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

(A) 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 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.

(B) 24個月管理費津貼

24-months' Management Fee Subsidy

購買本價單所列之該項目中的指明住宅物業的買方，可獲贈由賣方提供的首24個月管理費之約數。該管理費津貼將會及只限於買方完成購入有關該項目中的指明住宅物業時，從買方應繳付之樓價餘款中扣除。

Purchaser who purchases a specified residential property in the Development listed in this Price List will be given a management fee subsidy equivalent to the estimated management fee payable for the specified residential property in the Development for the period of 24 months after the execution of the assignment of the specified residential property in the Development by the Purchaser. Such Management Fee Subsidy will be paid on, and subject to, completion of the purchase of the specified residential property in the Development by way of deduction from the balance of the purchase price payable by the Purchaser.

(C) 印花稅現金優惠

Stamp Duty Cash Benefit

(i) 印花稅現金回贈

Stamp Duty Cash Rebate

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約完成該項目中的指明住宅物業買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅和買家印花稅的100%，該印花稅現金回贈之最高金額為有關該項目中的指明住宅物業樓價之23.5%。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, subject to completion of the sale and purchase of the specified residential property in the Development by the Purchaser in accordance with the Agreement for Sale & Purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 100% of the ad valorem stamp duty and buyer's stamp duty chargeable on the Agreement for Sale & Purchase, subject to a maximum Stamp Duty Cash Rebate of 23.5% of the purchase price of the relevant specified residential property in the Development.

(ii) 印花稅過渡性貸款

Stamp Duty Transitional Loan

(a) 在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款(『印花稅過渡性貸款』)。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Stamp Duty Transitional Loan (the “Stamp Duty Transitional Loan”) from the designated financing company.

(b) 買方須於簽署臨時買賣合約當天內申請印花稅過渡性貸款。

The Purchaser shall make the application for the Stamp Duty Transitional Loan on the date of signing of the Preliminary Agreement for Sale and Purchase.

(c) 印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅及買家印花稅(如有)的100%。

The maximum Stamp Duty Transitional Loan amount shall be 100% of the ad valorem stamp duty and buyer's stamp duty (if any) chargeable on the Agreement for Sale & Purchase.

(d) 印花稅過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。

The maturity date of the Stamp Duty Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the Agreement for Sale & Purchase.

(e) 利率以10% p.a.計算。如買方在到期日或之前準時還清印花稅過渡性貸款，將獲豁免貸款利息/由賣方支付。

Interest rate shall be 10% p.a.. If the Purchaser shall duly repay the Stamp Duty Transitional Loan on or before the maturity date, interest on the Stamp Duty Transitional Loan will be waived/ paid by the Vendor.

(f) 所有印花稅過渡性貸款的法律文件須由賣方代表律師準備，並於指定財務機構/賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就印花稅過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。

All legal documents of the Stamp Duty Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the designated financing company/ the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Stamp Duty Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

(g) 買方敬請向指定財務機構查詢有關貸款詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成該項目中的指明住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the details of the Stamp Duty Transitional Loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Stamp Duty Transitional Loan is granted or not, the Purchaser shall complete the purchase of the specified residential property in the Development and shall pay the full purchase price of the specified residential property in the Development in accordance with the Agreement for Sale & Purchase.

(h) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(i) 賣方均無給予或視之為已給予任何就印花稅過渡性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 Stamp Duty Transitional Loan.

(D) 香港永久性居民特別現金優惠

(D) Special Cash Benefit for Hong Kong Permanent Resident(s)

在本價單之生效日起簽署臨時買賣合約，買方在按買賣合約完成該項目中的指明住宅物業買賣交易的情況下，可獲賣方提供特別現金優惠，金額相等於樓價的 8.5%。此優惠只適用於以香港永久性居民個人名義之買方。該現金回贈將會及只限於買方完成購入有關該項目中的指明住宅物業時，從買方應繳付之樓價餘款中扣除。

Where the Preliminary Agreement for Sale and Purchase is signed on or after the effective date of this Price List, subject to completion of the sale and purchase of the specified residential property in the Development by the Purchaser in accordance with the Agreement for Sale and Purchase, the Purchaser shall be entitled to a Special Cash Benefit offered by the Vendor which amount shall be equal to 8.5% of the purchase price of the relevant specified residential property in the Development. This benefit is only applicable to individual(s) Hong Kong Permanent Resident(s) purchaser(s). Such Cash Rebate will be paid on, and subject to, completion of the purchase of the relevant specified residential property in the Development by way of deduction from the balance of the purchase price payable by the Purchaser.

(E) 尚家生活特別優惠

(E) Couture Homes Special Benefit

如符合以下所有條件，買方可獲尚家生活特別優惠：-

The Purchaser shall be entitled to a Couture Homes Special Benefit if all the following conditions have been satisfied:-

(i) 本優惠只適用於購買以下任何一個或多個該項目中的指明住宅物業：7A, 9A, 11A, 15A, 18A, 20A, 22A 及 29F(『指定一手住宅物業』)；

This benefit only applies to a purchase of any one or more of the following specified residential property of the Development: 7A, 9A, 11A, 15A, 18A, 20A, 22A & 29F (each a “designated first hand residential property”);

(ii) 本優惠只適用於由本價單之生效日起(包括當日)至2016年5月31日(包括當日)期間；

This benefit only applies from (and including) the effective date of this Price List to (and including) 31 May, 2016;

(iii) 本優惠只適用於何一個或一群買方其關係為家人(即其配偶、父母、子女、兄弟姊妹、祖父母、孫、孫女、外孫或外孫女)從賣方直接購買之該項目中的指明住宅物業及指定一手住宅物業，而其總數需符合尚家生活特別優惠列表(見下述列表)

This benefit only applies to any Purchaser or a group of Purchasers being immediate family members (i.e. spouse, parent, child, sibling, grandparent or grandchild) who/whom has/have purchased directly from the Vendor such number of specified residential property(ies) of the Development and designated first hand residential property(ies), and the total number of which falls within such number as set out in the Couture Homes Special Benefit Table (see table below)

(iv) 尚家生活特別優惠將會及只限於買方完成購入所有有關指定一手住宅物業時(根據實際情況而定)，從買方應繳付之樓價餘款中扣除。為免疑問，就每個指定一手住宅物業只可獲一次尚家生活特別優惠。

Couture Homes Special Benefit will be paid on, and subject to, completion of the purchase of all the relevant designated first hand residential property(ies) by way of deduction from the balance of the purchase price of the relevant designated first hand residential property(ies) payable by the relevant Purchaser(s). For the avoidance of doubt, each designated first hand residential property shall only be entitled to the Couture Homes Special Benefit once.

尚家生活特別優惠列表

Couture Homes Special Benefit Table

| 買方或一群買方其關係為家人購買該項目中的指明住宅物業的數目(指定一手住宅物業除外) Number of specified residential property(ies) of the Development (excluding any designated first hand residential property(ies)) purchased by the Purchaser or a group of Purchasers being immediate family members | 買方或一群買方其關係為家人購買指定一手住宅物業的數目 Number of designated first hand residential property(ies) purchased by the Purchaser or a group of Purchasers being immediate family members | 買方或一群買方其關係為家人購買項目中的指明住宅物業(指定一手住宅物業除外)及指定一手住宅物業之總數目 Total number of specified residential property(ies) of the Development (excluding any designated first hand residential property) and designated first hand residential property(ies) purchased by the Purchaser or a group of Purchasers being immediate family members | 尚家生活特別優惠 Couture Homes Special Benefit |
|--|--|--|--|
| 0 個或 1 個 zero or one | 1 個或 2 個 one or two | 2 個 two | 每一個指定一手住宅物業樓價 1% 之額外現金回贈 Extra cash rebate equivalent to 1% of the purchase price of each designated first hand residential property so purchased |
| 0 個或以上 zero or more | 1 個或以上 One or more | 3 個或以上 There or more | 每一個指定一手住宅物業樓價 2% 之額外現金回贈 Extra cash rebate equivalent to 2% of the purchase price of each designated first hand residential property so purchased |

上述第4(iii)(B), 4(iii)(C), 4(iii)(D) 及 4(iii)(E)段所述之優惠之安排詳情將由賣方全權及絕對酌情決定。

The arrangements details of the benefits set out in 4(iii)(B), 4(iii)(C), 4(iii)(D) and 4(iii)(E) will be determined by the Vendor at its sole and absolute discretion.

(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、業權文件認正本次費用、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 38.卓越物業有限公司 39.高緯環球 40.云房網絡(香港)代理有限公司 41.1691Home.com
- 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 38.Brilliant Properties Agency Ltd. 39. Cushman & Wakefield 40. QFang Network (Hong Kong) Agency Limited 41.1691Home.com

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**.