

價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of Phase	悅堤 (愉景灣 N1d地區及N1e地區發展項目其中一期) Positano (one phase of the development on Area N1d and Area N1e of Discovery Bay City)	期數 (如有) Phase No.(If any)	無 Nil
期數位置 Location of Phase	堤畔徑18號 18 Bayside Drive		
期數中的住宅物業的總數 The total number of residential properties in the phase			102

印製日期 Date of Printing	價單編號 Number of Price List
4/6/2014	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 無 Nil
無 Nil	無 Nil	

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 Cockloft	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
L11 座 Block L11	2/F & 3/F	C** Spa Resort 5	157,908 (1,700) 露台 Balcony: 4.424 (48) 工作平台 Utility Platform: 1.500 (16)	\$28,738,000	\$181,992 (\$16,905)	4.033 (43)	1.500 (16)	-	-	4.853 (52)	-	-	-	4.648 (50)	-
L12 座 Block L12	G/F & 1/F	A** Gardenpool Resort 2	161,935 (1,743) 露台 Balcony: 4.920 (53) 工作平台 Utility Platform: 1.577 (17)	\$40,788,000	\$251,879 (\$23,401)	-	1.500 (16)	-	-	129,243 (1,391)	-	-	-	-	-
L12 座 Block L12	G/F & 1/F	B** Gardenpool Resort 1	163,304 (1,758) 露台 Balcony: 4.920 (53) 工作平台 Utility Platform: 1.577 (17)	\$42,918,000	\$262,810 (\$24,413)	-	1.500 (16)	-	-	169,145 (1,821)	-	-	-	-	-
L12 座 Block L12	2/F & 3/F	C** Spa Resort 5	159,270 (1,714) 露台 Balcony: 4.457 (48) 工作平台 Utility Platform: 1.499 (16)	\$28,968,000	\$181,880 (16,901)	4.033 (43)	1.500 (16)	-	-	4.853 (52)	-	-	-	3.875 (42)	-
L12 座 Block L12	2/F & 3/F	D** Spa Resort 3	159,207 (1,714) 露台 Balcony: 4.457 (48) 工作平台 Utility Platform: 1.499 (16)	\$28,968,000	\$181,952 (16,901)	4.033 (43)	1.500 (16)	-	-	4.853 (52)	-	-	-	4.614 (50)	-
L12 座 Block L12	5/F, 6/F & R/F	E** Skypool Resort 8	155,730 (1,676) 露台 Balcony: 4.600 (50) 工作平台 Utility Platform: 1.500 (16)	\$30,088,000	\$193,206 (\$17,952)	1.011 (11)	1.500 (16)	-	56.846 (612)	4.853 (52)	-	-	-	6.673 (72)	-
L12 座 Block L12	5/F, 6/F & R/F	F** Skypool Resort 6	157,115 (1,691) 露台 Balcony: 4.600 (50) 工作平台 Utility Platform: 1.500 (16)	\$30,798,000	\$196,022 (\$18,213)	3.422 (37)	1.500 (16)	-	61.683 (664)	4.853 (52)	-	-	-	6.706 (72)	-
L16 座 Block L16	5/F, 6/F & R/F	E** Skypool Resort 8	155,730 (1,676) 露台 Balcony: 4.600 (50) 工作平台 Utility Platform: 1.500 (16)	\$30,778,000	\$197,637 (\$18,364)	1.011 (11)	1.500 (16)	-	56.934 (613)	4.853 (52)	-	-	-	6.673 (72)	-
L16 座 Block L16	5/F, 6/F & R/F	F** Skypool Resort 6	157,115 (1,691) 露台 Balcony: 4.600 (50) 工作平台 Utility Platform: 1.500 (16)	\$31,478,000	\$200,350 (\$18,615)	3.422 (37)	1.500 (16)	-	61.599 (663)	4.853 (52)	-	-	-	6.706 (72)	-
L17 座 Block L17	5/F, 6/F & R/F	F** Skypool Resort 6	155,730 (1,676) 露台 Balcony: 4.600 (50) 工作平台 Utility Platform: 1.500 (16)	\$31,218,000	\$200,462 (\$18,626)	1.011 (11)	1.500 (16)	-	61.344 (660)	4.853 (52)	-	-	-	6.706 (72)	-
L19 座 Block L19	5/F, 6/F & R/F	E** Skypool Resort 8	174,102 (1,874) 露台 Balcony: 4.841 (52) 工作平台 Utility Platform: 1.499 (16)	\$34,198,000	\$196,425 (\$18,249)	2.648 (29)	2.639 (28)	-	64.960 (699)	5.160 (56)	-	-	-	9.728 (105)	-
L19 座 Block L19	5/F, 6/F & R/F	F** Skypool Resort 6	174,102 (1,874) 露台 Balcony: 4.841 (52) 工作平台 Utility Platform: 1.499 (16)	\$34,458,000	\$197,918 (\$18,387)	2.648 (29)	2.639 (28)	-	64.931 (699)	5.160 (56)	-	-	-	9.728 (105)	-

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the phase for information on the phase.

(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)

如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

付款辦法 - 歡迎選擇 Payment Terms - Please Choose

註：在(4)段中，「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。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為樓價。

Note: In paragraph (4), "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 sum obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded off to the nearest thousand to determine the Purchase Price.

買方於簽署臨時買賣合約時須繳付相等於售價5%之金額作為臨時訂金。須以銀行本票或支票繳付，抬頭"高李葉律師行"或"Kao, Lee & Yip"。

Upon signing the preliminary agreement for sale and purchase, purchasers shall pay a preliminary deposit equivalent to 5% of the Purchase Price by cashier order or cheque, payable to "Kao, Lee & Yip" or "高李葉律師行".

(A) 現金或按揭付款計劃(照售價) Cash or Mortgage Payment Plan (in accordance with the Price)

(1) 樓價5%於買方簽署臨時買賣合約時繳付作臨時訂金，買方須於簽署臨時買賣合約後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(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 the Purchase Price shall be paid upon signing of the agreement for sale and purchase.

(3) 樓價90%於買方簽署臨時買賣合約後90日內繳付。

90% of the Purchase Price being balance of the Purchase Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(B) 第二按揭付款計劃(照售價) Second Mortgage Payment Plan (in accordance with the Price)

(1) 樓價5%於買方簽署臨時買賣合約時繳付作臨時訂金，買方須於簽署臨時買賣合約後5個工作日內簽署買賣合約。

A Preliminary Deposit equivalent to 5% of the Purchase Price 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(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 the Purchase Price shall be paid upon signing of the agreement for sale and purchase.

(3) 樓價90%於買方簽署臨時買賣合約後90日內繳付。

90% of the Purchase Price being balance of the Purchase Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

- (C) 180 天現金或按揭付款計劃(照售價加1.5%) 180 Days Cash or Mortgage Payment Plan (increase of the Price by 1.5%)
- (1) 樓價5%於買方簽署臨時買賣合約時繳付作臨時訂金，買方須於簽署臨時買賣合約後5個工作日內簽署買賣合約。
A Preliminary Deposit equivalent to 5% of the Purchase Price 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(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 the Purchase Price shall be paid upon signing of the agreement for sale and purchase.
 - (3) 樓價90%於買方簽署臨時買賣合約後180日內繳付。
90% of the Purchase Price being balance of the Purchase Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (D) 180 天第二按揭付款計劃(照售價加1.5%) 180 Days Second Mortgage Payment Plan (increase of the Price by 1.5%)
- (1) 樓價5%於買方簽署臨時買賣合約時繳付作臨時訂金，買方須於簽署臨時買賣合約後5個工作日內簽署買賣合約。
A Preliminary Deposit equivalent to 5% of the Purchase Price 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(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 the Purchase Price shall be paid upon signing of the agreement for sale and purchase.
 - (3) 樓價90%於買方簽署臨時買賣合約後180日內繳付。
90% of the Purchase Price being balance of the Purchase Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

買方可向賣方指定財務機構(「指定財務機構」)申請第二按揭貸款，主要條款如下：

The Purchaser(s) can apply to the Vendor's designated financing company ("Designated Financing Company") for a second mortgage loan. Key terms are as follows:

- (1) 買方須出示足夠文件證明每月還款(第一按揭貸款加第二按揭貸款及其他借貸還款)不超過其每月總入息之一半。
The Purchaser(s) shall provide sufficient documents to prove that the total amount of the monthly installment [total installment amount of first mortgage loan, second mortgage loan and any other loan repayment] does not exceed 50% of the Purchaser's total monthly income.
- (2) 買方須先獲取第一按揭銀行同意該物業作第二按揭。
The Purchaser shall have obtained the prior consent of the first mortgagee bank to the second mortgage.
- (3) 第二按揭貸款金額最高為樓價20%，但第一按揭貸款及第二按揭貸款總額不得高於樓價之80%。第二按揭貸款年期最長為20年或第一按揭貸款之年期，以較短者為準。
The maximum second mortgage loan amount is 20% of Purchase Price, but the total mortgage loan amount of first mortgage loan and second mortgage loan shall not exceed 80% of Purchase Price. The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (4) 第二按揭貸款利率以最優惠利率(P)計算。
The interest rate of the second mortgage loan shall be at Prime Rate.
- (5) 所有第二按揭之文件必須由賣方代表律師辦理，並由買方負責有關費用。
All legal documents of 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.
- (6) 第一按揭貸款及第二按揭貸款申請需由有關承接機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- (7) 買方於決定選用此付款計劃前，敬請先向指定財務機構查詢有關詳情，以上所有優惠(如有)及第二按揭貸款批出與否，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅。
The Purchaser is advised to enquire with the Designated Financing Company for details before selecting this payment plan. All the above key terms and the approval or disapproval of the second mortgage loan is subject to the final decision of the Designated Financing Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the Purchase Price of the residential property irrespective of whether the second mortgage loan is approved or not.

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

(1) 買家印花稅補貼 Buyer's Stamp Duty Subsidy/ 特別折扣 Special Discount

- (1A) 如買賣合約需被徵收於2014年2月28日刊憲的《2014年印花稅(修訂)條例》內的買家印花稅("買家印花稅")，買方可獲15%售價折扣優惠。
15% discount from the Price would be offered to purchasers when the Buyer's Stamp Duty ("BSD"), as set out in the Stamp Duty (Amendment) Ordinance 2014 gazetted on 28 February 2014, is chargeable on the Agreement for Sale and Purchase.
- (1B) 如買方2014年6月30日當日或之前簽署臨時買賣合約，可獲15%售價折扣優惠。
If the Purchaser signs the preliminary agreement for sale and purchase on or before 30 June 2014, the Purchaser will be offered 15% discount from the Price.

每個單位之合資格買方只可享有(4)(ii)(1)(A)或(4)(ii)(1)(B)其中一項折扣。

For the avoidance of doubt, any eligible purchaser(s) of each unit can only be entitled to either the discount under (4)(ii)(1)(A) or the discount under(4)(ii)(1)(B) .

(2) 從價印花稅補貼 Ad Valorem Stamp Duty Subsidy

購買本價單中所列之單位設"*"之買方可獲以扣減(4)(ii)(1)後之售價計算的額外3.75%之售價折扣；購買本價單中所列之單位設"***"之買方可獲以扣減(4)(ii)(1)後之售價計算的額外4.25%售價折扣。

3.75% discount from the Price calculated based on the Price after discount of (4)(ii)(1) would be offered to the purchaser of a unit that has a "*" in the above Price List ; while extra 4.25% discount from the Price calculated based on the Price after discount of (4)(ii)(1) would be offered to the purchaser of a unit that has a "***" in the above Price List.

(4)(iii) 可就購買該期數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 phase

- (1) 每一單位將獲贈價值港幣\$18,000之「愉景灣康樂會」甲類債券。
Each Unit will be entitled to the Series A Debenture of "Discovery Bay Recreation Club" of the value of HK\$18,000.

(4)(iv) 誰人負責支付買賣該期數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 phase

- (1) 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買賣的所有法律文件，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用。
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及代墊付費用。
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 formal 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, each of the vendor and purchaser shall pay his own solicitors' legal costs and disbursements in respect of the formal agreement for sale and purchase and the assignment.
- (2) 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, including but not limited to Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* shall be borne by the purchaser (*if applicable).

(4)(v) 買方須為就買賣該期數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 phase

草擬大廈公契、分公契、副分公契及管理合約（「公契」）費用及附於公契之圖則之費用的適當分攤、指明住宅物業的業權文件認證副本之費用、指明住宅物業的買賣合約及轉讓契之圖則費、指明住宅物業的按揭（如有）之法律費用及代墊付費用、附加合約（如有）的法律費用及其他實際支出等，均由買方負責。

The purchaser(s) shall bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant, Sub-Deed of Mutual Covenant, Sub-sub-Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, and shall solely bear and pay all costs for preparing certified copies of title deeds and documents of the specified 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 specified residential property and all legal cost and charges for supplemental agreement(if any).

(5) 賣方已委任地產代理在期數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 phase:

- (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測量行有限公司及旗下特許經營商 Century 21 Surveyors Limited and Franchisees
- (6) 利來物業 Land Master Property
- (7) 香港蘇富比國際物業顧問 Hong Kong Sotheby's International Realty
- (8) 鍾山投資實業有限公司 Zhong Shan Industrial Development Limited

請注意：任何人可委任任何地產代理在購買該期數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 phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為：www.positano.com.hk

The address of the website designated by the vendor for the phase is: www.positano.com.hk