



RESIDENCE 88 - 新界元朗鳳翔路88號
RESIDENCE 88 - 88 Fung Cheung Road, Yuen Long, New Territories

價單 (Price List)

第三批可供出售的單位的第二張價單 Price List #2 of the Third Batch of Units Available for Sale

第三批可供出售的單位總數共164個。包括第2座地下A, B及C單位、1樓A, B, C及D單位、2-27樓A, B, C, D, E, F, G單位及28樓A, B及C單位。此價單所列之1個單位屬第三批可供出售的單位(總數共164個)的約百分之零點六。

The total number of unit available for sale in the Third Batch is 164, including Flats A, B & C on G/F, Flats A, B, C & D on 1/F, Flats A, B, C, D, E, F & G on 2-27/F, Flats A, B & C on 28/F of Tower 2. The unit listed below in Price List #2 are around 0.6% of the total number of units available for sale in the Third Batch (164 units).

座數 Tower	樓層 Floor	單位 Flat	實用面積 (包括露台及工作平台) Saleable Area (including balcony and utility platform) (sq.ft.)	實用面積呎價 (元, 每平方米) Unit Rate of Saleable Area (\$ per sq.ft.)	另		單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.)	單位所分攤的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq.ft.)	其他面積 Other Areas				冷氣機平台 (平方呎) Air-conditioning Platform (sq.ft.)	建築面積 (平方呎) Gross Floor Area (sq.ft.)	建築面積呎價 (元, 每平方米) Unit Rate of Gross Floor Area (\$ per sq.ft.)	訂價 (元) Price (\$)
					窗台 (平方呎) Bay Window (sq.ft.)	冷氣機房 (平方呎) Air- conditioning Plant Room (sq.ft.)			平台 (平方呎) Flat Roof (sq.ft.)	天台 (平方呎) Roof (sq.ft.)	梯屋 (平方呎) Stairhood (sq.ft.)	花園 (平方呎) Garden (sq.ft.)				
2	G	A	1,248 (露台Balcony: -) (工作平台Utility Platform: -)	20,833	19	-	1,267	316	-	-	-	2,043	-	1,583	16,425	26,000,000

▲ 發展項目可供發售之住客車位總數共77個。此單位之訂價已包括2個可供發售之住客車位。

Total number of residential parking spaces of the Development available for sale is 77. The price for this unit has included 2 residential parking spaces available for sale.

* 準買家請參閱發展商所提供售樓書內有關上述資料之詳情。

Prospective purchasers please refer to the sales brochure provided by the Developer for further details of the above information.

* 住宅單位總數: 352個

Total Number of Residential Units: 352 units

* 本價單 / 付款辦法 / 有關之優惠隨時調整, 恕不另行通知。

All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

附註(Remarks):

1 實用面積包括露台(如有)及工作平台(如有)面積, 但不包括其他面積(如有)或冷氣機平台面積(如有), 請參閱售樓說明書內之「發展項目中之住宅物業的面積」有關「實用面積」及「其他面積」之定義。

Saleable Area includes area of the Balcony (if any) and Utility Platform (if any) but does not include Other Areas (if any) or area of Air-conditioning Platform (if any). Please refer to the definition of "Saleable Area" and "Other Areas" in "Area of Residential Properties in the Development" of sales brochure.

2 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房(如有)面積。

Unit Covered Area includes the Saleable Area, and areas of Bay Window (if any) and Air-conditioning Plant Room (if any).

3 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所及冷氣機平台面積等等(如有把單位所分攤的公用面積計算在內)。

Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area, air-conditioning platform etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).

4 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

5 住宅樓層由1字樓(第1座)或地下(第2座)開始, 不設4、13、14及24字樓。發展項目不設漏火層。詳情請參閱售樓說明書內之「發展項目中之建築物的橫截面圖」。

Residential floor starts from 1/F (Tower 1) or G/F (Tower 2), 4/F, 13/F, 14/F and 24/F are omitted in the Development. There is no refuge floor. Please refer to the "Cross-section Plan of Building in the Development" in the sales brochure for details.

6 部份樓層外牆及/或窗戶範圍設有建築裝飾及/或外露喉管。詳細資料請參考最後批准之圖則。

There may be architectural features and/or exposed pipes on the external walls and/or windows of some of the floors. For details, please refer to the latest approved General Building Plans.

7 部份單位的露台及/或工作平台側外牆裝飾板內藏公用去水渠。而部份單位的露台及/或工作平台的欄杆設計略有不同。

Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some units. The balustrade design of the balcony and/or utility platform of some units may vary.

8 分體式冷氣機的冷凝器設於窗台/冷氣機平台/冷氣機架/平台/天台/露天庭院(如適用)。

The condensers of the split-type air-conditioners are installed on the bay windows / air-conditioning platforms / air-conditioning racks / flat roofs / roofs / open yard (where applicable).

9 部份單位之客廳/飯廳、睡房、士多房、廚房及/或走廊之假天花內裝置有冷氣喉管及/或其他機電設備。

There are ceiling bulkheads at the living/dining room, bedrooms, store, kitchen and/or corridors of some units for enclosing the air-conditioning system and/or M&E services.

10 部份單位之天花高度將會因應上層單位之跌級樓板、結構、建築設計及/或裝修設計上的需要而有差異。

The internal ceiling height within some units may vary due to sunken slab at above units, structural, architectural and/or decoration design requirements.

11 露台、工作平台及/或平台均不可被全部或部份封閉或封蓋。

Balconies, utility platforms and/or flat roofs must not be enclosed in whole or in part.

12 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆, 並由非結構預製外牆之外圍起計。

There are non-structural prefabricated external walls in the units. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

13 承力結構牆以粗黑線表示。高層單位的室內面積通常較低層單位稍大, 因其承力結構牆比低層單位稍薄。

Structural walls are represented by thick solid lines. The internal areas of units on upper floors are in general slightly larger than the internal areas of units on lower floors due to the reducing thickness of structural walls on the upper floors.

新地會員凡於2013年2月28日或之前認購「RESIDENCE 88」單位, 即可參加新地會RESIDENCE 88置業有禮「譽滿88大抽獎」。得獎者共八十八名, 各得Samsung最新平板電腦一部。

參加辦法、條款及細則, 請瀏覽新地會網站www.shkpcub.com。
(推廣生意的競賽牌照號碼: 40160 & 40161)

SHKP Club members who purchase RESIDENCE 88 units by 28 Feb 2013 can enter the SHKP Club's "Prestigious 88 Lucky Draw". There will be 88 winners and each will receive a Samsung latest tablet. See the SHKP Club website at www.shkpcub.com for entry details, terms & conditions.
(Trade Promotion Competition Licence Nos.: 40160 & 40161)

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- 單位層與層之間的高度(指該樓層之石屎地台面上與一層石屎地台面上之高度距離): 第1座-1樓至25樓所有單位約3.15米; 26樓所有單位約3.35米; 27樓至28樓所有單位約3.5米。第2座-地下所有單位約3.5米; 1樓所有單位約3.325米; 2樓至25樓所有單位約3.15米; 26樓所有單位約3.35米; 27樓至28樓所有單位約3.5米。
- 樓-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): Tower 1 - Approx. 3.15m for all 1/F-25/F units; Approx. 3.35m for all 26/F units; Approx. 3.5m for all 27/F-28/F units. Tower 2 - Approx. 3.5m for all G/F units; Approx. 3.325m for all 1/F units; Approx. 3.15 for all 2/F-25/F units; Approx. 3.35m for all 26/F units; Approx. 3.5m for all 27/F-28/F units.
- 每個住宅物業的樓板(不包括灰泥)的厚度: 約150-210毫米。
The thickness of the floor slabs (excluding plaster) of each residential property : approx. 150-210mm.
- 圖中所有量度單位為建築尺寸, 僅供參考。有關單位之詳細尺寸, 準買家可於售樓處免費查閱建築圖則之副本。
The dimensions of the plans are all structural dimensions and are for reference only. For detail unit/compartment dimension, copies of General Building Plan are available at the sales office(s) for free inspection.
- 詳細之訂正圖則以屋宇署及地政總署及/或其他政府有關部門最後批准之圖則為標準。
All plans are subject to the final approval by the Buildings Department and Lands Department and/or other relevant Government Authorities.
- 有關之建築圖則、分區計劃大綱圖、政府租契及已待批核之大廈公契及管理協議等各項文件之副本, 均可向售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plans, Land Grant and the approved/draft Deed of Mutual Covenant and Management Agreement are available for free inspection at the sales office(s).
- 按建築圖則之面積應以公制釐度, 因四捨五入的關係, 上述以平方呎與平方米所列之面積可能有些微差異。
The areas according to the building plans are in metric system. The areas as specified above in square feet are round down or round up to the nearest integer and may be slightly different from that shown in square meter.
- 有關本發展項目之設施之管理/維修責任, 請參閱售樓說明書內之「公契的重要條款/摘要」、 「批地文件的重要條款/摘要」、 「公共設施及公眾休憩用地的資料」、 「Please refer to the "Salient Points/Summary of Deed of Mutual Covenant" and/or "Salient Points/Summary of Land Grant" and/or "Information on Public Facilities and Public Open Spaces" in the Sales Brochure for information relating to the management/maintenance responsibilities of the facilities of the Development.
- 準買家請參看設置於售樓處之物業模型以便了解物業及其有意購買單位之外觀及建築特色, 特別是屬於或影響該單位之建築特色。該物業模型僅供參考, 一切以屋宇署及地政總署及/或其他政府有關部門最後批准之圖則為準。
Prospective purchasers are requested to refer to the model of the Development placed at the sales office(s) to appreciate the physical appearances and architectural features of the Development, especially those of or affecting the units they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department and the Lands Department and/or other relevant Government Authorities.
- 在此建議各準買家親身到物業發展項目, 以充分了解其地盤現場、周圍環境和地方、港鐵站位置及鄰近公共設施, 以及清楚了解該物業發展項目的外觀及/或建築裝飾, 特別是屬於或影響準買家欲購買的單位的建築裝飾。單位的景觀有可能會受到周圍的建築物及單位本身之位置所影響。
Prospective purchasers are advised to conduct on-site visit to the Development for a better understanding of the Development site, its surrounding environment and areas, location of MTR station, and the public facilities nearby as well as the physical appearances and/or architectural features of the Development, especially those of or affecting the units they intend to purchase. Views of units are subject to and may be affected by the surrounding buildings and the location of the unit itself.
- 中英文版本如有歧義, 以英文版本為準。所有資料均依正式買賣合約的訂為準。
Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase.

銷售代理: 新鴻基地產代理有限公司
Sales Agent: Sun Hung Kai Real Estate Agency Ltd.

付款辦法 (A) - 現金付款計劃 (照訂價減5%)

Payment Method (A) - Cash Payment Method (Listed Price minus 5%)

1 樓價 10% 於簽署臨時買賣合約時繳付，並於簽署臨時買賣合約後 3 個工作天內到律師樓簽署正式買賣合約。

10% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Preliminary Agreement for Sale and Purchase.

2 樓價90% 於買方簽署臨時買賣合約後120天內或於賣方發出成交通知書予買方的日期起十四天內付清，以較早者為準。

90% of the Purchase Price shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after issuance of the notice of completion by the Vendor to the Purchaser, whichever shall first happen.

付款辦法 (B) - 多元化第二按揭優惠付款計劃 (照訂價減3%)

Payment Method (B) - Diversified Second Mortgage Privileged Payment Method (Listed Price minus 3%)

1 樓價 10% 於簽署臨時買賣合約時繳付，並於簽署臨時買賣合約後 3 個工作天內到律師樓簽署正式買賣合約。

10% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Preliminary Agreement for Sale and Purchase.

2 樓價90% 於買方簽署臨時買賣合約後100天內或於賣方發出成交通知書予買方的日期起十四天內付清，以較早者為準。

90% of the Purchase Price shall be paid by the Purchaser within 100 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after issuance of the notice of completion by the Vendor to the Purchaser, whichever shall first happen.

3 買方可向發展商指定之財務機構(“指定財務機構”)申請第二按揭，主要條款如下：

The Purchaser can apply for second mortgage through Developer's designated financing company ("designated financing company"). Key terms are as follows:

適用單位之訂價 (百萬港幣) Applicable to Unit of Listed Price (HK\$Million)	優惠 Offer	最高第二按揭貸款金額 (樓價百分比) Maximum Second Mortgage Loan Amount (% of Purchase Price)	第二按揭優惠期利率 Second Mortgage Rate during privilege period	「免息免供現金回贈計算辦法」 Calculation method of Payment Holiday Cash Rebate
> 9Million	首24個月P-3% First 24 Months P-3%	25%	首24個月P-3% First 24 months P-3%	不適用 Not Applicable
≤ 9Million	首18個月免息免供 First 18 Months Payment Holiday	20%	首18個月P-1% First 18 months P-1%	以4%及按揭年期20年計算 Based on 4% mortgage rate and mortgage tenor of 20 years

1 有關免息免供優惠期內之供款額(如適用)，當按揭利率高於4%及/或按揭年期有別於20年時，買方須負責繳付按揭供款差額。現金回贈會於買方付清樓價後1個月內一次過付予買方之第二按揭自動轉帳供款帳戶。

Regarding the installment amount during Payment Holiday privilege period (where applicable), for the avoidance of any doubt, the Purchaser shall remain responsible to pay the excess portion in the event that the interest rate exceeds 4% and / or the mortgage tenor is not 20 years. The Developer will deposit the cash rebate in one lump sum into the Purchaser's second mortgage autopay repayment account within 1 month after the Purchaser has settled the full payment of the Purchase Price.

2 優惠期後，第二按揭之按揭利率以最優惠利率(P)加1%計算(現時P=5%)。第二按揭之最優惠利率(P)為指定財務機構選用的最優惠利率，利率浮動。最終利率視審批情況而定。

After privilege period, the mortgage rate of second mortgage is Prime Rate (P)+1% (currently P=5%). The Prime Rate (P) is quoted by the designated financing company. Interest rate is subject to fluctuation. Final mortgage rate will be subject to approval.

3 第一及第二按揭總金額不超過樓價80%。第二按揭年期最長為20年，或第一按揭貸款之年期，以較低者為準。

The total mortgage amount of first plus second mortgage shall not exceed 80% of Purchase Price. The maximum tenor of second mortgage is 20 years or the tenor of first mortgage, whichever is shorter.

4 買方須出示足夠文件證明每月還款(第一按揭加第二按揭及其他借貸的還款)不超過其每月總入息之一半。

The Purchaser must provide sufficient documents to prove that the total amount of monthly installment (installment of the first mortgage plus installment of the second mortgage plus any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.

5 第一按揭銀行須為指定財務機構所指定及轉介之銀行，並且得到該銀行同意有關物業作第二按揭。

First mortgage bank shall be appointed and referred by the designated financing company. The Purchaser shall have obtained prior consent from the first mortgage bank for the second mortgage relating to the relevant premises.

6 第一及第二按揭需經有關承接機構獨立審批。

First and second mortgage loan shall be approved by the relevant mortgagees independently.

7 所有第一及第二按揭之文件必須由發展商指定之律師樓辦理，並由買方負責有關費用。

All legal documents of the first and the second mortgage must be prepared and executed at the solicitors' firm designated by the Developer. All incurred expenses shall be paid by the Purchaser.

8 買方需付 \$5,000作為不可退還的第二按揭申請手續費。

Purchaser shall pay \$5,000 being the non-refundable application fee for second mortgage.

9 買方於決定選用此付款辦法前，敬請先向指定財務機構查詢。以上所有優惠均受指定財務機構的酌情權會否批核該貸款及最後批出有關優惠安排之條款所規限。

The Purchaser is advised to enquire with the designated financing company before selecting this payment method. All the above offers are subject to discretion of the designated financing company whether to approve the loan application and the terms and conditions in granting the loan.

付款辦法 (C) - 按日期付款計劃 (照訂價)

Payment Method (C) - Stage Payment Method (Listed Price)

1 樓價 10% 於簽署臨時買賣合約時繳付，並於簽署臨時買賣合約後3個工作天內到律師樓簽署正式買賣合約。

10% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Preliminary Agreement for Sale and Purchase.

2 樓價5%於簽署臨時買賣合約後120天內或於賣方發出成交通知書予買方的日期起十四天內繳付，以較早者為準。

A further 5% of the Purchase Price shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after issuance of the notice of completion by the Vendor to the Purchaser, whichever shall first happen.

3 樓價5%於簽署臨時買賣合約後180天內或於賣方發出成交通知書予買方的日期起十四天內繳付，以較早者為準。

A further 5% of the Purchase Price shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days after issuance of the notice of completion by the Vendor to the Purchaser, whichever shall first happen.

4 樓價80% 於賣方發出成交通知書予買方的日期起十四天內付清。

80% of the Purchase Price shall be paid by the Purchaser within 14 days after issuance of notice of completion by the Vendor to the Purchaser.

「提早付款」優惠

Early Settlement Offer

如買方提前付清樓價餘款，可獲發展商「傑柏投資有限公司」送出現金回贈（見下列現金回贈表）[#]。

If the Purchaser early settles the outstanding balance of Purchase Price, the Purchaser is entitled to a Cash Rebate (See the Cash Rebate Table below) offered by the Developer, "King Park Investment Limited"[#].

提早付清樓價餘款日期 ^{##} Date of Early Settlement of Outstanding Balance of Purchase Price ^{##}	現金回贈 Cash Rebate Amount
簽署臨時買賣合約後[120] 天內 within [120] days after signing the Preliminary Agreement for Sale and Purchase	樓價 [3]% [3]% of Purchase Price
簽署臨時買賣合約後[180] 天內 within [180] days after signing the Preliminary Agreement for Sale and Purchase	樓價 [2]% [2]% of Purchase Price

[#] 買方必須於付清樓價後 [14] 天內，向發展商「傑柏投資有限公司」遞交已填妥的表格，並提供買方於中銀(香港)/恒生/滙豐/渣打的銀行帳戶資料，銀行戶口持有人名稱必須跟買方名稱相同。發展商會於收到通知及資料後 [45] 天內將現金回贈直接存入買方指定的銀行帳戶。

[#] The Purchaser must submit the completed form to the Developer, "King Park Investment Limited" and provide the Purchaser's bank account information with BOCHK/HSB/HSBC/SCB within [14] days after full payment of the Purchase Price of the property. The name of bank account holders should be the same as Purchaser's name. The Developer will deposit the cash rebate directly into the Purchaser's bank account within [45] days thereafter.

^{##} 以賣方代表律師收到款項日期為準。如提早付清樓價餘款期限不是營業日，則期限定為前一個營業日。

^{##} It must be the date on which the actual payment is received by the Vendor's solicitors. If the last date of early settlement of outstanding balance is not a business day, that date will fall on the immediately preceding business day.

付款辦法附註：

Payment Terms Remarks:

於簽署臨時買賣合約時，須繳付樓價之10%作臨時訂金，全部款項以銀行本票及支票繳付。所有支付臨時訂金之銀行本票及支票抬頭必須為「徐嘉慎律師事務所」。

10% of the Purchase Price shall be paid by the Purchaser as Preliminary Deposit upon signing of the Preliminary Agreement for Sale and Purchase, cashier's order and cheque are acceptable for payment of Preliminary Deposit. Preliminary Deposit should be payable to "WINSTON CHU & COMPANY".

賣方 / 發展商有權在沒有任何通知下修改或取消上述付款辦法。

The Vendor / Developer reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.

買方倘逾期不到律師樓簽署正式買賣合約，則賣方有權保留臨時訂金實數的金額。

Should the Purchaser fail to execute the Formal Agreement for Sale and Purchase within the specific time limit, the Vendor has the right to keep the actual amount of the Preliminary Deposit.

買方須於簽署正式買賣合約時繳付物業之印花稅及買家印花稅（如適用）。

Purchaser should pay the stamp duty and Buyer's Stamp Duty (if applicable) upon signing of the Formal Agreement for Sale and Purchase.



RESIDENCE 88 - 新界元朗鳳翔路88號
RESIDENCE 88 - 88 Fung Cheung Road, Yuen Long, New Territories

付款辦法 (Payment Terms)

第三批可供出售的單位的第二張價單 Price List #2 of the Third Batch of Units Available for Sale

買方須知:

Notes to Purchasers:

- 1 臨時買賣合約所繳交之臨時訂金為該物業的樓價之百分之十(下稱「臨時訂金」)。
The Preliminary Deposit paid to the Vendor under the Preliminary Agreement for Sale and Purchase of the Property shall be an amount of 10% of the Purchase Price of the unit concerned ("the Preliminary Deposit").
- 2 臨時訂金須支付予「徐嘉慎律師事務所」。
The Preliminary Deposit shall be made payable to "WINSTON CHU & COMPANY".
- 3 所有部份樓價及樓價餘款須以銀行本票支付予該單位所屬之律師樓。
All part payments and balance of the Purchase Price shall be paid by the Purchaser by way of cashier orders to the designated solicitor's office of the unit concerned.
- 4 買方須於簽訂臨時買賣合約後的三個工作天內,於辦公時間內到賣方律師行簽署由賣方律師所訂有關該物業之正式買賣合約(下稱「正式合約」)。正式合約內容買方不得更改。只有簽署臨時買賣合約之買方才能夠簽署正式合約。
The Purchaser(s) shall attend the office of the Vendor's Solicitors within 3 working days after the signing of Preliminary Agreement for Sale and Purchase during office hours to sign the Formal Agreement for Sale and Purchase of the Property ("the Formal Agreement") prepared by the Vendor's Solicitor which shall not be altered by the Purchaser(s). Only the Purchaser(s) who has/have signed the Preliminary Agreement for Sale and Purchase will be permitted to sign the Formal Agreement.
- 5 以個人名義(包括單獨或聯名名義)之認購人,有關認購人須憑有效個人身份證親臨辦理認購手續。
For individual purchaser in his/her own name (including sole or joint purchasers), he/she must personally attend the sales office and present his/her identity card to attend to the purchase procedure.
- 6 以有限公司名義之認購人,經辦人須為公司授權辦理認購及簽署臨時買賣合約之人士,須帶備公司印章、公司商業登記證、董事名冊及會議記錄證明有關經辦人之授權之影印副本各一份,親臨辦理認購手續。
For corporate purchaser, the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the Preliminary Agreement for Sale and Purchase, and he/she must personally attend the sales office and handle the purchase procedures and bring along the company chop, the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
- 7 臨時買賣合約只適用於買方個人,買方無權要求賣方與任何其他人士簽訂正式合約,亦無權以任何形式向第三方轉讓臨時買賣合約之權益。賣方不接受買方之授權人、信託人、代理人或任何形式的提名人代其簽署臨時買賣合約。買方為公司者,須由相同之董事簽署文件。
The Preliminary Agreement for Sale and Purchase is personal to the Purchaser(s), and Purchaser(s) shall have no right to request the Vendor to enter into the Formal Agreement with any other person and shall have no right to transfer the benefit of the Preliminary Agreement for Sale and Purchase to a third party in any manner whatever. No attorney, trustee, agent or any nominee of any kind whatever appointed by the Purchaser(s) shall be accepted by the Vendor for the purpose of signing the Preliminary Agreement for Sale and Purchase. Where the Purchaser(s) is/are a company(ies), the said documents shall be signed by the same director(s).
- 8 正式合約下的買方必須與賣方承諾除了簽署按揭或押記外,買方不會於買賣完成交易及簽署轉讓契前提名其他人簽署轉讓契,轉售住宅單位(及任何車位)或以任何形式轉移或簽署其他合約去轉移正式買賣合約的利益。
The Purchaser under the Formal Agreement is required to agree with the Vendor in the Formal Agreement to the effect that other than entering into a mortgage or charge, he/she will not nominate any person to take up the Assignment, sub-sell the residential unit (and any Car Parking Space) or transfer the benefit of the Formal Agreement in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
- 9 若買方不論任何原因不依時與賣方簽署正式合約及/或不依時繳付已訂定之樓價,賣方有權立即終止臨時買賣合約,及不另行通知買方將該物業轉賣予他人。在上述情況下,賣方有權保留買方按臨時買賣合約所繳交之臨時訂金(買方不獲任何利息及賠償)。
Should the Purchaser(s) fail, for whatever reason, to sign the Formal Agreement within the aforesaid time limit and/or pay the Purchase Price in accordance with the agreed payment terms, the Vendor shall be entitled to terminate the Preliminary Agreement for Sale and Purchase and resell the Property to anyone the Vendor thinks fit without prior notice and the Vendor has the right to keep the Preliminary Deposit (without interest or compensation to the Purchaser(s)).
- 10 如買方不另聘律師及按揭文件由賣方律師負責處理之情況下,正式合約及轉讓契之律師費才會由賣方支付。除此情況外,該等律師費一概由買方負責。請參閱有關單位所屬之律師費收費表內所註明之律師費、雜費及/或行政費(如適用)。
The legal cost in respect of the Formal Agreement and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented, and the mortgage of the Property is also handled by the Vendor's Solicitors. In any other case, such legal costs shall be paid by the Purchaser solely. For details, please refer to the table for legal costs, disbursements and/or administration charges (if applicable) of the respective solicitors handling the sale of the units concerned.
- 11 除第10段所述以外,於此買賣文件中,買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及登記臨時買賣合約、正式合約及轉讓契之律師費及開支費用及(a)有關草擬大廈公契暨管理合約(下稱「大廈公契」)費用及大廈公契之圖則費的適當分攤;(b)上手契認正本之律師費;(c)該物業之正式合約及轉讓契之圖則費;(d)一概有關臨時買賣合約、正式合約及轉讓契之釐印費(包括買家印花稅,如適用)、登記費及其他支出費用;及(e)該物業按揭(如有)之法律費用及其他支出。
Subject to paragraph 10 abovementioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursement for the preparation, execution, stamping, completion and registration of the Preliminary Agreement for Sale and Purchase, the Formal Agreement and the Assignment and (a) 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, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to be annexed to the Formal Agreement and the Assignment, (d) all stamp duty (including Buyer's Stamp Duty, if applicable), registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Formal Agreement and the Assignment, and (e) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property.
- 12 有關該物業之買賣,將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor's notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 13 買方如須安排物業按揭,請於認購物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條款等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。賣方/發展商將不會被要求及不需負責為買方安排有關按揭以購買其單位。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage for the Property. All mortgage financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s). The Vendor / Developer shall not be required and is not obliged to arrange for the Purchaser any mortgage loan finance for the purchase of his/her unit.
- 14 按香港金融管理局要求,銀行於計算按揭貸款成數時,必須先從樓價中扣除所有優惠之價值。
According to the requirements of Hong Kong Monetary Authority, the values of all the offers (including cash rebates) are deducted from the Purchase Price when calculating the mortgage ratio by the bank.
- 15 本「買方須知」之中文譯本僅供參考之用,如有爭議,以英文版本為準。
The Chinese translation of this "Notes to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.
- 16 有關本物業發展項目資料,請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.