

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	Mount Parker Residences	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	西灣臺 1 號 1 Sai Wan Terrace		
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)			92

印製日期 Date of Printing	價單編號 Number of Price List
19-Jan-15	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
25-Aug-15	4A	--
21-Sep-15	4B	--
20-Oct-15	4C	--
19-Nov-15	4D	--
28-Dec-15	4E	--
28-Jan-16	4F	--
26-Feb-16	4G	--
24-Mar-16	4H	--
27-Apr-16	4I	--
01-Sep-16	4J	√

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
Mount Parker Residences	22	A	325.549 (3,504) 露台 Balcony: 3.531 (38); 工作平台 Utility Platform: 0 (0)	180,000,000	552,912 (51,370)	10.825 (117)	--	--	31.662 (341)	--	--	--	--	--	--
		E	255.269 (2,748) 露台 Balcony: 3.341 (36); 工作平台 Utility Platform: 0 (0)	145,000,000 150,000,000	568,028 587,615 (54,585)	8.334 (90)	--	--	17.798 (192)	--	--	--	--	--	--

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

註：「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。因應相關折扣（如有）按售價計算得出之價目，以四捨五入方式換算至千位數作為樓價。買方須為於一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

"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 price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest thousand to determine the purchase price. The Purchaser must choose the same payment method for all the residential properties purchased under the same preliminary agreement for sale and purchase.

90天付款計劃 90-day Payment Method

1. 買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金。其中HK\$500,000之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「孖士打律師行」或 "Mayer Brown JSM"。

Upon signing the Preliminary Agreement for Sale and Purchase, purchasers should pay an initial deposit equivalent to 5% of the purchase price. Part of the initial deposit in the sum of HK\$500,000 must be paid by cashier order and the balance of the initial deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown JSM" or 「孖士打律師行」.

2. 於簽署臨時買賣合約後的5個工作天內須到律師樓簽署正式買賣合約，並繳付相等於樓價 5%之款額。

The Formal Agreement for Sale and Purchase must be executed within 5 working days after the date of the signing of the Preliminary Agreement for Sale and Purchase. A further sum equivalent to 5% of the purchase price is payable upon signing the Formal Agreement for Sale and Purchase.

3. 於簽署臨時買賣合約後30天內繳付相等於樓價 5%之款額。

5% of the purchase price is payable within 30 days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

4. 樓價85%（樓價餘款）於簽署臨時買賣合約後90日內繳付。

85% of the purchase price (balance of the purchase price) to be paid within 90 days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

(4).(ii). 售價獲得折扣的基礎

Basis on which any discount on the price is available

特別優惠 Special Discount

在本價單編號4J生效之日起至2016年9月30日（包括首尾兩日）期間簽署臨時買賣合約，買方可獲7.5%的售價折扣優惠。

A 7.5% discount from the Price would be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from the effective date of this Price List No.4J to 30 Sept 2016 (both days inclusive).

- (4).(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

(A) 印花稅現金回贈
Stamp Duty Cash Rebate

現金回贈只適用於自然人買家，且只適用於簽署臨時買賣合約的買家。現金回贈的優惠不得轉讓。

Cash Rebate is only available to natural person purchaser and to such purchaser who signs the Preliminary Agreement for Sale and Purchase. The benefit of the Cash Rebate is not transferable.

從價印花稅現金回贈 Cash Rebate on Ad Valorem Stamp Duty

於2016年9月30日或以前簽署臨時買賣合約，買方可根據買賣合約完成住宅物業買賣（包括但不限於已繳付所有應繳付的印花稅）後獲賣方提供相等於該住宅物業樓價之7.5%現金回贈（「從價印花稅現金回贈」）。

Where the Preliminary Agreement for Sale and Purchase is signed on or before 30 September 2016, subject to completion and the purchaser's full and due performance of the Agreement for Sale and Purchase of the residential property (including but not limited to payment of all stamp duty payable), the relevant purchaser(s) will be entitled to a cash rebate equivalent to 7.5% of the purchase price of the relevant residential property ("AVD Cash Rebate").

獲從價印花稅現金回贈優惠的買方必須於完成該住宅物業交易後60天內以書面通知賣方，並向賣方提交所有由印花稅處發出已繳付就正式買賣合約的所有應付印花稅的正式收據，賣方會於收到通知及相關文件並確認有關資料無誤後的60天內，將從價印花稅現金回贈付予買方。如有爭議，以賣方最終決定為準。

The purchaser who is entitled to AVD Cash Rebate is required to inform the vendor in writing within 60 days after completion of the sale and purchase of the residential property and to submit to the vendor all the official receipt(s) issued by the Stamp Office evidencing payment of all stamp duty payable on the Agreement for Sale and Purchase. The vendor will pay the purchaser the AVD Cash Rebate within 60 days after the vendor has received the written notification and all the official receipt(s) of all stamp duty payable from the purchaser and has verified the documents submitted by the purchaser. In case of any dispute, the vendor's decision shall be final.

- (B) 每個指明住宅物業的售價包括由賣方指定的該項目內私人車位兩個。

The purchase price of each specified residential unit includes two private car parking spaces in the development as designated by the vendor.

- (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

若買方亦聘用賣方之律師行為買方之代表律師處理購買指明住宅物業的事宜，賣方將承擔該律師行在處理正式買賣合約及其後之轉讓契約之法律費用。

若買方選擇(或被要求)另聘律師代表其買入指明住宅物業，則買賣雙方須各自負責其在有關正式買賣合約及其後之轉讓契約之法律費用。

If the purchaser also instructs the vendor's solicitors to act for him in respect of the purchase of the specified residential property, the vendor shall bear such solicitors' legal fees in respect of the Formal Agreement for Sale and Purchase and the subsequent Assignment.

If the purchaser chooses (or is required) to instruct his own solicitors to act for him in respect of the purchase of the specified residential property, 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 subsequent Assignment

所有印花稅（包括但不限於從價印花稅、買家印花稅*及特別印花稅*）由買方支付（*如適用）。

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* payments will be borne by the purchaser (*if applicable).

(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.

有關按揭及其他法律文件之律師費如：附加合約、有關該樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關買賣該項目中的指明住宅物業的按揭律師費及其他費用均由買方負責。

All other legal costs and charges including supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser. The purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage related to the sale and purchase of a specified residential property in the development.

(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:

中原地產代理有限公司
Centaline Property Agency Limited

寶豐物業
Bo Fung Property Agency

卓寧地產有限公司
Charming Property Limited

美聯物業代理有限公司
Midland Realty International Limited

金豐易居國際置業代理有限公司
E-House International Estate Agency Limited

美景地產有限公司
Mei King Realty Co. Ltd.

利嘉閣地產有限公司
Ricacorp Properties Limited

世紀21測量行有限公司
Century 21 Surveyors Limited

香港置業（地產代理）有限公司
Hong Kong Property Services (Agency) Limited

第一太平戴維斯住宅代理有限公司
Savills Realty Limited

仲量聯行
Jones Lang LaSalle Limited

世邦魏理仕有限公司
CBRE 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

(6). 賣方就發展項目指定的互聯網網站的網址為:

<http://www.MountParkerResidences.com.hk>

The address of the website designated by the vendor for the development is:

<http://www.MountParkerResidences.com.hk>