

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	瀚然 AREZZO	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	西摩道33號 33 Seymour 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)			127

印製日期 Date of Printing	價單編號 Number of Price List
16-Sep-2014	1

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.)									
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
瀚然 AREZZO	7	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	22,890,000	253,312 (23,525)	--	1.925 (21)	--	--	--	--	--	--	--	--
	7	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	22,280,000	263,214 (24,457)	--	2.042 (22)	--	--	--	--	--	--	--	--
	8	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	23,160,000	256,300 (23,803)	--	1.925 (21)	--	--	--	--	--	--	--	--
	8	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	22,550,000	266,404 (24,753)	--	2.042 (22)	--	--	--	--	--	--	--	--
	9	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	23,260,000	257,406 (23,905)	--	1.925 (21)	--	--	--	--	--	--	--	--
	9	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	22,640,000	267,467 (24,852)	--	2.042 (22)	--	--	--	--	--	--	--	--
	10	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	23,440,000	259,398 (24,090)	--	1.925 (21)	--	--	--	--	--	--	--	--
	10	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	22,820,000	269,593 (25,049)	--	2.042 (22)	--	--	--	--	--	--	--	--

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.)									
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
瀚然 AREZZO	11	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	23,630,000	261,501 (24,286)	--	1.925 (21)	--	--	--	--	--	--	--	--
	11	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	23,000,000	271,720 (25,247)	--	2.042 (22)	--	--	--	--	--	--	--	--
	12	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	23,820,000	263,603 (24,481)	--	1.925 (21)	--	--	--	--	--	--	--	--
	12	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	23,190,000	273,965 (25,456)	--	2.042 (22)	--	--	--	--	--	--	--	--
	13	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	24,010,000	265,706 (24,676)	--	1.925 (21)	--	--	--	--	--	--	--	--
	13	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	23,370,000	276,091 (25,653)	--	2.042 (22)	--	--	--	--	--	--	--	--
	15	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	24,200,000	267,809 (24,872)	--	1.925 (21)	--	--	--	--	--	--	--	--
	15	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	23,560,000	278,336 (25,862)	--	2.042 (22)	--	--	--	--	--	--	--	--

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.)									
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
瀚然 AREZZO	16	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	24,440,000	270,465 (25,118)	--	1.925 (21)	--	--	--	--	--	--	--	--
	16	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	23,750,000	280,580 (26,070)	--	2.042 (22)	--	--	--	--	--	--	--	--
	17	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	24,690,000	273,231 (25,375)	--	1.925 (21)	--	--	--	--	--	--	--	--
	17	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	23,940,000	282,825 (26,279)	--	2.042 (22)	--	--	--	--	--	--	--	--
	18	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	25,160,000	278,433 (25,858)	--	1.925 (21)	--	--	--	--	--	--	--	--
	18	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	24,220,000	286,133 (26,586)	--	2.042 (22)	--	--	--	--	--	--	--	--
	19	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	25,440,000	281,531 (26,146)	--	1.925 (21)	--	--	--	--	--	--	--	--
	19	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	24,320,000	287,314 (26,696)	--	2.042 (22)	--	--	--	--	--	--	--	--

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.)									
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
瀚然 AREZZO	20	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	26,070,000	288,503 (26,793)	--	1.925 (21)	--	--	--	--	--	--	--	--
	20	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	24,690,000	291,685 (27,102)	--	2.042 (22)	--	--	--	--	--	--	--	--
	21	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	26,380,000	291,934 (27,112)	--	1.925 (21)	--	--	--	--	--	--	--	--
	21	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	25,060,000	296,057 (27,508)	--	2.042 (22)	--	--	--	--	--	--	--	--
	22	B	90.363 (973) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	26,910,000	297,799 (27,657)	--	1.925 (21)	--	--	--	--	--	--	--	--
	22	C	84.646 (911) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	25,680,000	303,381 (28,189)	--	2.042 (22)	--	--	--	--	--	--	--	--
	25	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	27,540,000	303,732 (28,217)	--	1.925 (21)	--	--	--	--	--	--	--	--
	25	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	26,340,000	309,638 (28,755)	--	2.042 (22)	--	--	--	--	--	--	--	--

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.)									
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
瀚然 AREZZO	26	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	27,760,000	306,158 (28,443)	--	1.925 (21)	--	--	--	--	--	--	--	--
	26	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	26,550,000	312,107 (28,985)	--	2.042 (22)	--	--	--	--	--	--	--	--
	27	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	27,980,000	308,585 (28,668)	--	1.925 (21)	--	--	--	--	--	--	--	--
	27	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	26,760,000	314,576 (29,214)	--	2.042 (22)	--	--	--	--	--	--	--	--
	28	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	28,310,000	312,224 (29,006)	--	1.925 (21)	--	--	--	--	--	--	--	--
	28	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	27,080,000	318,337 (29,563)	--	2.042 (22)	--	--	--	--	--	--	--	--
	29	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	28,430,000	313,548 (29,129)	--	1.925 (21)	--	--	--	--	--	--	--	--
	29	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	27,190,000	319,630 (29,683)	--	2.042 (22)	--	--	--	--	--	--	--	--

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.)									
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
瀚然 AREZZO	30	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	28,650,000	315,974 (29,355)	--	1.925 (21)	--	--	--	--	--	--	--	--
	30	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	27,410,000	322,217 (29,924)	--	2.042 (22)	--	--	--	--	--	--	--	--
	31	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	28,880,000	318,511 (29,590)	--	1.925 (21)	--	--	--	--	--	--	--	--
	31	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	27,630,000	324,803 (30,164)	--	2.042 (22)	--	--	--	--	--	--	--	--
	32	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	29,110,000	321,047 (29,826)	--	1.925 (21)	--	--	--	--	--	--	--	--
	32	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	27,850,000	327,389 (30,404)	--	2.042 (22)	--	--	--	--	--	--	--	--
	33	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	29,350,000	323,694 (30,072)	--	1.925 (21)	--	--	--	--	--	--	--	--
	33	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	28,070,000	329,975 (30,644)	--	2.042 (22)	--	--	--	--	--	--	--	--

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.)									
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
瀚然 AREZZO	35	B	90.672 (976) 露台 Balcony: 2.420 (26) 工作平台 Utility Platform: 1.50 (16)	29,580,000	326,231 (30,307)	--	1.925 (21)	--	--	--	--	--	--	--	--
	35	C	85.067 (916) 露台 Balcony: 2.260 (24) 工作平台 Utility Platform: 1.50 (16)	28,300,000	332,679 (30,895)	--	2.042 (22)	--	--	--	--	--	--	--	--

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 section 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，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 off 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.

建築期付款計劃(照訂價) Stage Payment (List Price)

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」.

於簽署臨時買賣合約後的五個工作天內到律師樓簽署正式買賣合約。

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.

加付訂金相等於樓價5%於簽署臨時買賣合約後14日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of signing of the Preliminary Agreement for Sale and Purchase.

樓價5%於簽署臨時買賣合約後60日內繳付。

5% of the purchase price shall be paid within 60 days after the date of signing of the Preliminary Agreement for Sale and Purchase.

樓價85%（樓價餘款）在賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內繳付。

85% of the purchase price (balance of the purchase price) to be paid within 14 days after the date of the notification to the purchaser that the vendor is in a position validly to assign the residential property to the purchaser.

(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

於2014年10月15日（包括當日）或之前簽署臨時買賣合約，買方可獲4.25%的售價折扣優惠。

A 4.25% discount on the price would be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed on or before 15 October 2014.

(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) 印花稅現金優惠

Stamp Duty Cash Benefit

印花稅現金優惠只適用於個人買家，並且只適用於簽署臨時買賣合約的買家。印花稅現金優惠不得轉讓。

Stamp Duty Cash Benefit is only available to individual purchaser and to such purchaser who signs the Preliminary Agreement for Sale and Purchase. The Stamp Duty Cash Benefit is not transferable.

印花稅現金優惠以四捨五入方式調整至最接近整數。

The Stamp Duty Cash Benefit shall be rounded off to the nearest Hong Kong Dollar.

(1) 從價印花稅(第1標準稅率)現金優惠 Cash Benefit on Ad Valorem Stamp Duty (at Scale 1 Rates) ("AVD at Scale 1 Rates")

首30個需支付從價印花稅(第1標準稅率)的住宅物業，在其買方根據正式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，可獲賣方提供相等於該住宅物業樓價指定百分比之現金優惠(「**從價印花稅(第1標準稅率)現金優惠**」)。該指定百分比為該住宅物業樓價之4.25%或適用於該住宅物業的從價印花稅(第1標準稅率)的50%，以較低者為準。買方須於根據正式買賣合約須付清樓價餘額之日的7日前以書面通知賣方，並向賣方提交所有由印花稅署發出已付清就正式買賣合約而須繳付的從價印花稅(第1標準稅率)的正式收據。賣方會於收到通知及相關正式收據並確認有關資料無誤後將從價印花稅(第1標準稅率)現金優惠直接用於支付部份樓價餘額。如有爭議，以賣方最終決定為準。

For the first 30 residential properties the purchasers of which are required to pay AVD at Scale 1 Rates, subject to completion of sale and purchase of the residential property in accordance with the Formal Agreement for Sale and Purchase (including but not limited to payment of all stamp duty payable), each of the relevant purchasers will be offered a cash benefit equivalent to certain specified percentage of the purchase price of the residential property ("**AVD at Scale 1 Rates Cash Benefit**"). The specified percentage shall be equivalent to 4.25% of the purchase price of the relevant residential property or 50% of the AVD at Scale 1 Rates applicable to the relevant residential property, whichever shall be the lower. The purchaser shall, at least 7 days before the due date on which the purchaser is required to settle the balance of the purchase price under the Formal Agreement for Sale and Purchase, inform the vendor in writing and submit to the vendor all the official receipt(s) issued by the Stamp Office evidencing payment of the AVD at Scale 1 Rates payable on the Formal Agreement for Sale and Purchase. The vendor will apply the AVD at Scale 1 Rates Cash Benefit for part payment of the balance of the purchase price directly after the vendor has received the written notification and all the relevant official receipt(s) from the purchaser and has verified the information submitted by the purchaser. In case of any dispute, the vendor's decision shall be final.

(2) 買家印花稅現金優惠 Cash Benefit on Buyer's Stamp Duty ("BSD")

首10個需支付買家印花稅的住宅物業，在其買方根據正式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，可獲賣方提供相等於該住宅物業樓價之3.25%現金優惠(「**買家印花稅現金優惠**」)。買方須於根據正式買賣合約須付清樓價餘額之日的7日前以書面通知賣方，並向賣方提交所有由印花稅署發出已付清就正式買賣合約而須繳付的買家印花稅的正式收據。賣方會於收到通知及相關正式收據並確認有關資料無誤後將買家印花稅現金優惠直接用於支付部份樓價餘額。如有爭議，以賣方最終決定為準。

For the first 10 residential properties the purchasers of which are required to pay BSD, subject to completion of the sale and purchase of the residential property in accordance with the Formal Agreement for Sale and Purchase (including but not limited to payment of all stamp duty payable), each of the relevant purchasers will be offered a cash benefit equivalent to 3.25% of the purchase price of the relevant residential property ("**BSD Cash Benefit**"). The purchaser shall, at least 7 days before the due date on which the purchaser is required to settle the balance of the purchase price under the Formal Agreement for Sale and Purchase, inform the vendor in writing and submit to the vendor all the official receipt(s) issued by the Stamp Office evidencing settlement of the BSD payable on the Formal Agreement for Sale and Purchase. The vendor will apply the BSD Cash Benefit for part payment of the balance of the purchase price directly after the vendor has received the written notification and the relevant official receipt(s) from the purchaser and has verified the relevant information submitted by the purchaser. In case of any dispute, the vendor's decision shall be final.

(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有關買賣的所有法律文件(如買賣合約、按揭及樓契等)，賣方同意為買方支付買賣合約及樓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在買賣中行事，買賣雙方須各自負責有關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 in respect of all legal documents (e.g. agreement for sale and purchase, mortgage and assignment) in relation to the purchase, the vendor agrees to bear the legal cost of the 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 fees in respect of the agreement for sale and purchase and the assignment.

買方需支付厘印費，買家印花稅*及特別印花稅* (*如適用)

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyers' 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、有關住宅物業之地契、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，均由買方負責。一切有關按揭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

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

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

利嘉閣地產有限公司
Ricacorp Properties Limited

仲量聯行
Jones Lang LaSalle Limited

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

世紀21測量行有限公司
Century 21 Surveyors 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:

www.arezohk.com

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

www.arezohk.com