

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	逸瓏園 The Mediterranean	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	大網仔路八號 8 Tai Mong Tsai 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)			297

印製日期 Date of Printing	價單編號 Number of Price List
13/6/2016	6

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
27/6/2016	6A	--
25/7/2016	6B	--
11/8/2016	6C	--
27/9/2016	6D	✓
28/10/2016	6E	--
3/11/2016	6F	--
28/12/2016	6G	--
12/1/2017	6H	--
9/2/2017	6I	--
25/2/2017	6J	--
29/9/2017	6K	✓
28/12/2017	6L	✓
1/2/2018	6M	✓
9/2/2018	6N	✓
16/5/2018	6O	✓
26/6/2018	6P	--
2/8/2018	6Q	--
2/2/2019	6R	--
3/3/2019	6S	--
15/4/2019	6T	--
28/5/2019	6U	--
7/1/2020	6V	✓
3/4/2020	6W	--
16/11/2021	6X	--
26/5/2022	6Y	--
10/3/2023	6Z	--

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)) 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, 每平方米呎) 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 Stairhood	前庭 Terrace	庭院 Yard
Tower 1 第一座	G	C*	83.265 (896) Balcony 露台: 2.931 (32) Utility Platform 工作平台: 1.500 (16)	17,225,000	206,870 (19,224)	-	-	-	-	54.166 (583)	-	-	-	-	-
Tower 1 第一座	G	D*	50.402 (543) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	9,889,000	196,203 (18,212)	-	-	-	-	35.152 (378)	-	-	-	-	-
Tower 1 第一座	G	J*	87.080 (937) Balcony 露台: 2.903 (31) Utility Platform 工作平台: 1.500 (16)	17,363,000	199,391 (18,530)	-	-	-	-	35.038 (377)	-	-	-	-	-
Tower 1 第一座	G	K*	64.609 (695) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	12,234,000 12,600,000 13,232,000 14,554,000 15,282,000	189,354 (17,603) 195,019 (18,129) 204,804 (19,039) 225,263 (20,941) 236,531 (21,988)	-	-	-	-	23.369 (252)	-	-	-	-	-
				Not Applicable — Sale by Tender 不適用—以招標形式出售	Not Applicable — Sale by Tender 不適用—以招標形式出售										
Tower 1 第一座	G	L*	64.983 (699) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	12,039,000	185,264 (17,223)	-	-	-	-	14.832 (160)	-	-	-	-	-
Tower 2 第二座	G	A*	64.544 (695) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	12,122,000	187,810 (17,442)	-	-	-	-	22.807 (245)	-	-	-	-	-
Tower 2 第二座	G	B*	49.859 (537) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	9,470,000	189,936 (17,635)	-	-	-	-	14.866 (160)	-	-	-	-	-
Tower 2 第二座	6	B	49.849 (537) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	8,440,000	169,311 (15,717)	-	-	-	-	-	-	-	-	-	-

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)) 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、每平方米呎) 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 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
Tower 2 第二座	G	C*	55.166 (594) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	11,731,000	212,649 (19,749)	-	-	-	-	39.159 (422)	-	-	-	-	-
			12,083,000	219,030 (20,342)	-	-	-	-	-	-	-	-	-		
			12,688,000	229,997 (21,360)	-	-	-	-	-	-	-	-	-	-	
			13,957,000	253,000 (23,497)	-	-	-	-	-	-	-	-	-	-	
			14,655,000	265,653 (24,672)	-	-	-	-	-	-	-	-	-	-	
Tower 2 第二座	G	J*	82.132 (884) Balcony 露台: 2.940 (32) Utility Platform 工作平台: 1.500 (16)	18,154,000	221,034 (20,536)	-	-	-	-	79.486 (856)	-	-	-	-	-
Tower 2 第二座	G	L*	64.906 (699) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	12,170,000	187,502 (17,411)	-	-	-	-	22.341 (240)	-	-	-	-	-
Tower 2 第二座	6	L	49.387 (532) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	8,361,000	169,296 (15,716)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	G	A*	66.631 (717) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	12,457,000	186,955 (17,374)	-	-	-	-	11.851 (128)	-	-	-	-	-
Tower 5 第五座	G	B*	92.189 (992) Balcony 露台: 2.901 (31) Utility Platform 工作平台: 1.501 (16)	18,512,000	200,805 (18,661)	-	-	-	-	32.472 (350)	-	-	-	-	-
			19,067,000	206,825 (19,221)	-	-	-	-	-	-	-	-			
			20,020,000	217,163 (20,181)	-	-	-	-	-	-	-	-			
Tower 5 第五座	G	C*	64.235 (691) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,699,000	182,128 (16,931)	-	-	-	-	33.973 (366)	-	-	-	-	-
Tower 5 第五座	8	C	64.386 (693) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,316,000	175,752 (16,329)	-	-	-	-	-	-	-	-	-	-

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 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
Tower 5 第五座	G	D*	61.965 (667) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	10,989,000	177,342 (16,475)	-	-	-	-	23.624 (254)	-	-	-	-	-
Tower 5 第五座	8	D	61.965 (667) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	10,891,000	175,761 (16,328)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	G	E*	61.958 (667) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,172,000	180,316 (16,750)	-	-	-	-	23.289 (251)	-	-	-	-	-
Tower 5 第五座	8	F	52.581 (566) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	9,520,000	181,054 (16,820)	-	-	-	-	-	-	-	-	-	-
				9,809,000	186,550 (17,330)	-	-	-	-	-	-	-	-	-	-
				10,103,000	192,142 (17,850)	-	-	-	-	-	-	-	-	-	-
				10,608,000	201,746 (18,742)	-	-	-	-	-	-	-	-	-	-
			11,669,000	221,924 (20,617)	-	-	-	-	-	-	-	-	-	-	
Tower 5 第五座	G	G*	64.696 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	13,226,000	204,433 (19,003)	-	-	-	-	23.856 (257)	-	-	-	-	-
Tower 5 第五座	5	G	52.573 (566) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	9,106,000	173,207 (16,088)	-	-	-	-	-	-	-	-	-	-
				9,288,000	176,669 (16,410)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	6	G	52.573 (566) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	9,243,000	175,813 (16,330)	-	-	-	-	-	-	-	-	-	-
				9,428,000	179,332 (16,657)	-	-	-	-	-	-	-	-	-	-

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Tower 5 第五座	7	G	52.573 (566) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	9,381,000	178,438 (16,574)	-	-	-	-	-	-	-	-	-	-	
			9,570,000	182,033 (16,908)	-	-	-	-	-	-	-	-	-	-	-	
			9,857,000	187,492 (17,415)	-	-	-	-	-	-	-	-	-	-	-	-
			10,350,000	196,869 (18,286)	-	-	-	-	-	-	-	-	-	-	-	-
			11,385,000	216,556 (20,115)	-	-	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	1	H	64.695 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	10,800,000	166,937 (15,517)	-	-	-	-	-	-	-	-	-	-	
			11,016,000	170,276 (15,828)	-	-	-	-	-	-	-	-	-	-	-	
			11,346,000	175,377 (16,302)	-	-	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	2	H	64.695 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,016,000	170,276 (15,828)	-	-	-	-	-	-	-	-	-	-	
			11,236,000	173,676 (16,144)	-	-	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	3	H	64.695 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,181,000	172,826 (16,065)	-	-	-	-	-	-	-	-	-	-	
Tower 5 第五座	5	H	64.695 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,350,000	175,439 (16,307)	-	-	-	-	-	-	-	-	-	-	
Tower 5 第五座	6	H	64.695 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,519,000	178,051 (16,550)	-	-	-	-	-	-	-	-	-	-	
			11,750,000	181,621 (16,882)	-	-	-	-	-	-	-	-	-	-	-	

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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 Stairhood	前庭 Terrace	庭院 Yard
Tower 5 第五座	7	H	64.695 (696)	11,692,000	180,725 (16,799)	-	-	-	-	-	-	-	-	-	-
			Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	11,926,000	184,342 (17,135)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	1	J*	83.102 (895)	13,664,000	164,424 (15,267)	-	-	-	-	-	-	-	-	-	-
			Balcony 露台: 2.901 (31) Utility Platform 工作平台: 1.500 (16)	13,938,000	167,722 (15,573)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	2	J*	83.102 (895)	13,938,000	167,722 (15,573)	-	-	-	-	-	-	-	-	-	-
			Balcony 露台: 2.901 (31) Utility Platform 工作平台: 1.500 (16)	14,216,000	171,067 (15,884)	-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	6	J*	83.102 (895)	14,574,000	175,375 (16,284)	-	-	-	-	-	-	-	-	-	-
			Balcony 露台: 2.901 (31) Utility Platform 工作平台: 1.500 (16)			-	-	-	-	-	-	-	-	-	-
Tower 5 第五座	7	J*	83.102 (895)	14,793,000	178,010 (16,528)	-	-	-	-	-	-	-	-	-	-
			Balcony 露台: 2.901 (31) Utility Platform 工作平台: 1.500 (16)	15,089,000	181,572 (16,859)	-	-	-	-	-	-	-	-	-	-

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Tower 5 第五座	5	K	49.939 (538) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.501 (16)	8,056,000	161,317 (14,974)	-	-	-	-	-	-	-	-	-	-	
				8,216,000	164,521 (15,271)											
				8,463,000	169,467 (15,730)											
				8,887,000	177,957 (16,519)											
				9,243,000	185,086 (17,180)											
				10,167,000	203,588 (18,898)											
				10,676,000	213,781 (19,844)											
Tower 5 第五座	6	K	49.939 (538) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.501 (16)	8,177,000	163,740 (15,199)	-	-	-	-	-	-	-	-	-	-	
				8,340,000	167,004 (15,502)											
				8,591,000	172,030 (15,968)											
				9,020,000	180,620 (16,766)											
				9,922,000	198,682 (18,442)											
				10,418,000	208,615 (19,364)											

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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 Stairhood	前庭 Terrace	庭院 Yard
Tower 5 第五座	7	K	49.939 (538) Balcony 露台: 2.001 (22) Utility Platform 工作平台: 1.501 (16)	8,299,000	166,183 (15,426)	-	-	-	-	-	-	-	-	-	-
			8,465,000	169,507 (15,734)	-	-	-	-	-	-	-	-	-	-	
			8,719,000	174,593 (16,206)	-	-	-	-	-	-	-	-	-	-	
			9,154,000	183,304 (17,015)	-	-	-	-	-	-	-	-	-	-	
			10,070,000	201,646 (18,717)	-	-	-	-	-	-	-	-	-	-	
Tower 5 第五座	G	L*	64.937 (699) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	12,158,000	187,228 (17,393)	-	-	-	-	11.851 (128)	-	-	-	-	-
			12,523,000	192,848 (17,916)	-	-	-	-	-	-	-	-	-		
			13,149,000	202,489 (18,811)	-	-	-	-	-	-	-	-	-		
			14,463,000	222,724 (20,691)	-	-	-	-	-	-	-	-	-		
			15,186,000	233,857 (21,725)	-	-	-	-	-	-	-	-	-		
			Not Applicable —— Sale by Tender 不適用——以招標形式出售	Not Applicable —— Sale by Tender 不適用——以招標形式出售											

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) 註：於本第4節內，「售價」指本價單第二部份表中所列之價目。「成交金額」指臨時買賣合約及買賣合約所載之價目（即售價經計算適用支付條款及折扣後之價錢）。因應不同支付條款及折扣按售價計算得出之價目，皆向下捨入計至百位數作為成交金額。

Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list. "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable terms of payment discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded down to the nearest hundred dollars to determine the Transaction Price.

(4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金。請備銀行本票港幣\$100,000.00以支付部份臨時訂金，抬頭請寫「胡關李羅律師行」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of Transaction Price) upon signing of the preliminary agreement for sale and purchase. A cashier order of HK\$100,000.00 being part of the preliminary deposit shall be made payable to "Woo Kwan Lee & Lo". Please prepare a cheque to pay for the balance of the preliminary deposit.

(A)90天付款計劃 90-day Payment Plan (照售價減11%) (11% discount from the Price)

(1) 成交金額5%即臨時訂金於買方簽署臨時買賣合約時繳付。

5% of Transaction Price being preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額95%即成交金額餘款於買方簽署臨時買賣合約後90天內繳付。

95% of Transaction Price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(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) Sino Club 會員售價折扣優惠 Price Discount Offer for Sino Club Member

買家如屬 Sino Club 會員，可獲額外2%售價折扣優惠。

An extra 2% discount from the Price would be offered to the Purchasers who are Sino Club members.

(c) 無此編號 No such numbering

- (d) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit:
買方可獲額外3.75%售價折扣優惠作為「印花稅津貼」優惠。
An extra 3.75% discount on the Price would be offered to the Purchasers as "Subsidy of Stamp Duty" Benefit.
- (e) 「傢俬津貼」優惠 "Subsidy of Furniture" Benefit:
買方可獲額外2%售價折扣優惠作為「傢俬津貼」優惠。
An extra 2% discount on the Price would be offered to the Purchasers as "Subsidy of Furniture" Benefit.

(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) 住宅停車位優惠 Offer of Residential Parking Space:
如買方購買有關住宅物業於此價單第二部分標上"*"之單位，買方可按賣方公布之售價認購一個住宅車位。
Purchasers of those residential properties marked with a "*" in Part 2 of this price list shall be entitled to purchase one such Residential Parking Space (on such price as the Vendor prescribes).
買方需不遲於相關買賣合約完成交易及付清所有該等指明住宅物業的樓價後的30日內(「所訂時限」)向賣方按賣方當時公布之售價認購住宅車位。買方需於所訂時限決定是否購買住宅車位及簽署相關買賣合約，逾時作棄權論。詳情以相關交易文件條款為準。
Each such purchaser shall be entitled to purchase Residential Parking Space(s) (on such price as the Vendor prescribes) not later than 30 days after the transaction has been completed and the Purchaser has settled the entire purchase price of the specified residential property in accordance with the relevant agreement for sale and purchase. Each such purchaser must decide whether to purchase Residential Parking Space(s) and must enter into a relevant agreement for sale and purchase within the period as prescribed, failing which that purchaser will be deemed to have given up the benefit. The benefit is subject to the terms and conditions of the relevant transaction documents.
- (b) 連傢俬發售之單位 Unit Sold with Furniture
購買第五座5樓K單位之買家，可於買賣完成時獲贈該單位內現有之傢俱與配備(受相關文件條款及條件限制，該等條款及條件包括但不限於賣方或其代表不會就傢俱與配備作出任何保證，包括對其狀況、品質或效能的保證或提供任何保養)，傢俱與配備將於成交日期以「現狀」交與買方。
Purchaser of Unit K on 5/F of Tower 5 shall receive the furniture and chattels currently displayed at the unit on completion of the sale and purchase as gifts (subject to the terms and conditions of the relevant documentation, which said terms and conditions include (without limitation) the followings: No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the furniture and chattels or as to whether any of the furniture and chattels are or will be in working condition). The furniture and chattels will be delivered to purchaser upon completion on an "as is" condition.

(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

- (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其買賣合約及轉讓契及按揭(如有)，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his behalf in the agreement for sale and purchase and the assignment in relation to the purchase and handling mortgage (if any), the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
- (2) 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發展項目中的住宅物業的事宜，買賣雙方須各自負責有關買賣合約及轉讓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 of the residential property(ies) in the Development, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase, the mortgage (if any) and the assignment.
- (3) 買方需支付一概有關臨時買賣合約、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、「額外印花稅」(按《印花稅條例》所定義)、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 and purchase, the agreement for sale and purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any "special stamp duty" as defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(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、業權文件認正本之費用、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 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 and 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).

備註 Notes:

- (1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

- (2) 所有就購買該項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款及條件的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

- (3) 賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

The Vendor's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation for, obtaining or application for a loan, or guaranteeing or securing the repayment of such a loan.

- (4) 由賣方指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。

The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

- (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:

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集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
6. 晉誠地產代理有限公司 Earnest Property Agency Limited
7. 第一太平戴維斯住宅代理有限公司 Savills Realty Limited
8. 領高地產代理有限公司 Leading Properties Agency Limited
9. 世邦魏理仕有限公司 CBRE Limited
10. 高力國際物業代理有限公司 Colliers International Agency Limited
11. 萊坊(香港)有限公司 Knight Frank Hong Kong Limited
12. 信和地產代理有限公司 Sino Real Estate Agency 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.themediterranean.hk。

The address of the website designated by the Vendor for the Development is: www.themediterranean.hk.