

## 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	晟林 la Salle Residence	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	喇沙利道 6 號 6 La Salle 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)		79	

印製日期 Date of Printing	價單編號 Number of Price List
8 July 2019	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







第三部份 其他資料 **Part 3 Other Information**

- (1) 準買家應參閱發展項目售樓說明書，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樓價的 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：『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約中訂明的住宅物業的實際售價(即售價經計算相關支付條款及適用折扣後之價錢)。因應相關折扣(如有)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成交金額。買方須為於同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。

Note: "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) on the Price). The price obtained after applying the relevant discount(s) (if any) on the price will be rounding to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

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，請帶備銀行本票或支票以補足臨時訂金的餘額，抬頭請寫『孖士打律師行』。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order or cheque payable to "Mayer Brown" to pay for the balance of the preliminary deposit.

- (i) 支付條款

The Terms of Payment

150天現金付款計劃

150 Days Cash Payment Plan

1. 臨時訂金即成交金額 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the Transaction 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 within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額 5%於簽署臨時買賣合約的日期後 30 日內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額 90%(樓價餘款)於簽署臨時買賣合約的日期後 150 日內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 150 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available.

1. 「早買早享受」限時折扣

“Early-Bird” Limited Time Discount

買方於 2019 年 7 月 30 日或之前簽署臨時買賣合約購買本價單所列之住宅物業，可享有額外售價 3% 折扣。

A Purchaser who signs the preliminary agreement for sale and purchase on or before 30 July 2019 to purchase a residential property listed in this price list shall be entitled to enjoy extra 3% discount from the Price.

2. 卓越印花稅優惠

Supreme Stamp Duty Benefit

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有額外售價 4.25% 折扣。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy extra 4.25% discount from the Price.

(iii) 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處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment (excluding disbursements, which shall be paid by the Purchaser).

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，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/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須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、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duties 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 ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(iv) 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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。查冊費、註冊費及其他支出款項均須由買方承擔。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or new rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the Purchaser.

- (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

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.lasalleresidence.com.hk>。

The address of the website designated by the Vendor for the Development is: <http://www.lasalleresidence.com.hk>.