

**第一部份：基本資料 Part 1 : Basic Information**

發展項目名稱 Name of Development	怡翠軒 Verde Green	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	宏豐臺16號 16 Wang Fung 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)			6

印製日期 Date of Printing	價單編號 Number of Price List
2015年6月9日 9 June 2015	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
2015年6月14日 14 June 2015	1A	--
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## 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) 平方米(平方呎) Areas of other specified items (Not included in the Saleable Area) 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
怡翠軒 Verde Green	地下 至 天台 G/F to R/F	A	241.897 (2604) 露台 Balcony: 5.000 (54)	95,031,000	392,857 (36,494)	--	--	--	32.296 (348)	--	78.837 (849)	55.227 (594)	8.567 (92)	--	--
		B	203.793 (2194) 露台 Balcony: 5.000 (54)	75,164,000	368,825 (34,259)	--	--	--	39.985 (430)	--	59.633 (642)	30.621 (330)	8.931 (96)	--	--
		C	222.842 (2399) 露台 Balcony: 5.000 (54)	73,620,000	330,369 (30,688)	--	--	--	12.629 (136)	--	47.849 (515)	51.263 (552)	10.558 (114)	--	--
	1	D	48.879 (526) 露台 Balcony: -- (--)	16,247,000	332,392 (30,888)	--	--	--	7.651 (82)	--	--	--	--	--	--
	2	E	50.894 (548) 露台 Balcony: 2.000 (22)	16,351,000	321,276 (29,838)	--	--	--	--	--	--	--	--	--	--
	3	F	50.879 (548) 露台 Balcony: 2.000 (22)	16,643,000	327,109 (30,370)	--	--	--	--	--	--	--	--	--	--

附註: A單位及B單位各有兩個停車位，C單位有一個停車位。A單位、B單位及C單位各個位於地下所屬之車房及花槽的面積計算入上述面積表內停車位的面積中。A單位及B單位的車房內根據批地文件指定供停泊車輛的每一範圍為12.5平方米 / 135平方呎（每一停車位）；C單位的車房內根據批地文件指定供停泊車輛的範圍為17.5平方米 / 188平方呎。

Note: Each of Units A and B contains two car parking spaces and Unit C contains one car parking space. The area of the carport and planter on G/F of each of Unit A, Unit B and Unit C is taken into account in the measurement of parking space for the purpose of the above area schedule. Each area inside the carport in Unit A and Unit B which is designated in the Land Grant for the purpose of parking cars is 12.5 sq. meters / 135 sq. ft. (per parking space) and the area inside the carport in Unit C which is designated in the Land Grant for the purpose of parking a car is 17.5 sq. metres / 188 sq.ft.

### 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部份的計算得出的。

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:**

附註: 於本第4段內,「售價」指本價單第二部份中所列之住宅物業之價目,「成交金額」指臨時買賣合約(「臨時合約」)及正式買賣合約(「正式合約」)所列之住宅物業之買價(即按售價經計算適用折扣(如有)後之買價)。按售價經計算適用折扣(如有)後得出之價目,將以四捨五入方式換算至千位數以作為成交金額。

Note: In this part 4, "Price" means the price of the residential property set out in Part 2 of this Price List, and "Contract Price" means the purchase price of the residential property set out in the preliminary agreement for sale and purchase ("PASP") and formal agreement for sale and purchase ("ASP"), i.e. the purchase price after applying the applicable discount(s)(if any) on the Price. The price obtained after applying the applicable discount(s)(if any) on the Price will be rounded to the nearest thousand (i.e. if the hundredth digit of the price obtained is 5 or above, the price is rounded up to the nearest thousand or if the hundredth digit of the price obtained is 4 or below, the price is rounded down to the nearest thousand) to determine the Contract Price.

買家於簽署臨時合約時須繳付相等於成交金額5%之金額作為臨時訂金。購買 A、B或 C 單位之買家請帶備港幣\$500,000之銀行本票以支付部份臨時訂金,另請備支票以繳付臨時訂金之餘額。購買 D、E或 F 單位之買家請帶備港幣\$100,000之銀行本票以支付部份臨時訂金,另請備支票以繳付臨時訂金之餘額。銀行本票及支票抬頭請寫「高李葉律師行」。

Upon signing the PASP, Purchaser(s) shall pay a preliminary deposit equivalent to 5% of the Contract Price. Purchaser(s) of Unit A, B or C please bring along a cashier order of HK\$500,000 for part payment of the preliminary deposit, and please also prepare a cheque for payment of the balance of the preliminary deposit. Purchaser(s) of Unit D, E or F please bring along a cashier order of HK\$100,000 for part payment of the preliminary deposit, and please also prepare a cheque for payment of the balance of the preliminary deposit. Both cashier order and cheque should be made payable to "Kao, Lee & Yip Solicitors".

**(A) 60天付款計劃 (4%的售價折扣優惠)**

**60 Days Payment Plan (4% discount on the Price)**

1. 成交金額5% (臨時訂金)於簽立臨時合約時支付。  
5% of the Contract Price (preliminary deposit) shall be paid upon signing of the PASP.
2. 成交金額5% (加付訂金)於簽立正式合約時支付。  
5% of the Contract Price (further deposit) shall be paid upon signing of the ASP.
3. 成交金額20%於簽立臨時合約的日期後30天內支付。  
20% of the Contract Price shall be paid by the Purchaser(s) within 30 days after the date of signing of the PASP.
4. 成交金額70% (成交金額餘額)於簽立臨時合約的日期後60天內支付。  
70% of the Contract Price (balance of Contract Price) shall be paid within 60 days after the date of signing of the PASP.

**(B) 90天付款計劃 (2%的售價折扣優惠)**

**90 Days Payment Plan (2% discount on the Price)**

1. 成交金額5% (臨時訂金)於簽立臨時合約時支付。  
5% of the Contract Price (preliminary deposit) shall be paid upon signing of the PASP.
2. 成交金額5% (加付訂金)於簽立正式合約時支付。  
5% of the Contract Price (further deposit) shall be paid upon signing of the ASP.
3. 成交金額90% (成交金額餘額)於簽立臨時合約的日期後90天內支付。  
90% of the Contract Price (balance of Contract Price) shall be paid within 90 days after the date of signing of the PASP.

**(C) 第二按揭付款計劃 (依照售價)**

**Second Mortgage Payment Plan (in accordance with the Price)**

1. 成交金額5% (臨時訂金)於簽立臨時合約時支付。  
5% of the Contract Price (preliminary deposit) shall be paid upon signing of the PASP.
2. 成交金額5% (加付訂金)於簽立正式合約時支付。  
5% of the Contract Price (further deposit) shall be paid upon signing of the ASP.

3. 成交金額90% (成交金額餘額)於簽立臨時合約的日期後90天內支付。

90% of the Contract Price (balance of Contract Price) shall be paid within 90 days after the date of signing of the PASP.

選擇第二按揭付款計劃之買方可向賣方的指定財務機構(「指定財務機構」)申請第二按揭貸款，惟該第二按揭貸款須受以下限制：

The Purchaser who selects Second Mortgage Payment Plan can apply to the Vendor's designated financing company ("Designated Financing Company") for a second mortgage loan subject to the following:

(1) 買方須於指明住宅物業買賣的成交日期最少30天前以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the Designated Financing Company for a second mortgage loan not less than 30 days before the actual date of completion of sale and purchase of the specified residential property.

(2) 買方須出示足夠文件證明每月總還款額(即第一按揭貸款、第二按揭貸款及任何其他借貸的總還款額)不超過買方及其擔保人(如有)每月總入息之一半(如相關指明住宅物業為自用)、或不超過40% (如相關指明住宅物業非為自用)、或香港金融管理局不時最新公佈之「供款與入息比率」(以較低者為準)。

The Purchaser shall provide sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of the first mortgage loan, the second mortgage loan and any other loan repayment) does not exceed 50% (if the relevant specified residential property is for self-use) or does not exceed 40% (if the relevant specified residential property is NOT for self-use), or the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority from time to time (whichever is lower) of the total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(3) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並須首先得到第一按揭銀行同意買方辦理第二按揭貸款。

First mortgagee bank shall be nominated and referred by the Designated Financing Company, and the Purchaser shall have obtained prior consent from the first mortgagee bank to the second mortgage loan.

(4) 第二按揭貸款最高金額為成交金額之20%，但第一及第二按揭貸款的總金額不可超過成交金額之70%。如有爭議，須以賣方最終決定為準。

The maximum loan amount of the second mortgage shall be 20% of the Contract Price, but the total amount of first mortgage loan and the second mortgage loan shall not exceed 70% of the Contract Price. In case of dispute, the Vendor's decision shall be final.

(5) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較低者為準。

The maximum tenure of the second mortgage loan shall be 20 years or the tenure of the first mortgage loan, whichever is shorter.

(6) 第二按揭貸款首24個月之按揭貸款利率為最優惠利率(P)減1.5%(P-1.5%)，其後的按揭貸款利率則為最優惠利率(P)加1.5%(P+1.5%)，P為浮動利率。最終利率以指定財務機構審批結果而定。最優惠利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率為準。

The interest rate of the first 24 months of the second mortgage loan shall be the Prime Rate (P) minus 1.5% (P-1.5%). The interest rate for the rest of term of the Second

Mortgage shall be the Prime Rate plus 1.5% (P+1.5%). The Prime Rate is subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company. The Prime Rate shall be the Hong Kong Dollar Best Lending Rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time.

- (7) 所有第二按揭之文件必須由指定財務機構的指定律師行辦理，並由買方單獨負責一切有關律師費用及雜費。

All legal documents of the second mortgage must be handled by the solicitors designated by the designated financing company. All costs and disbursements shall be borne by the Purchaser solely.

- (8) 第一及第二按揭貸款須經有關承按機構獨立審批。

The first and second mortgage loans shall be approved by the relevant mortgagees independently.

- (9) 買方應先向指定財務機構查詢清楚第二按揭貸款之按揭條款、批核條件及申請手續。就第二按揭貸款的批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按照正式合約完成指明住宅物業的買賣及繳付指明住宅物業的買價之全數。賣方或任何代表賣方之人仕並無亦不應被視作就第一按揭及／或第二按揭之任何按揭條款或可用性或申請批核作出任何陳述、承諾或保證，不論明示或隱含。

The Purchaser is advised to enquire with the Designated Financing Company about the terms, approval criteria and application procedures of the second mortgage loan. The approval or disapproval of the second mortgage loan and the terms thereof are subject to the final decision of the Designated Financing Company. Irrespective of whether the second mortgage loan is being granted or not, the Purchaser shall complete the sale and purchase of the specified residential property and shall pay the full purchase price of the specified residential property in accordance with the ASP. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by or on behalf of the vendor as to any terms and conditions or any availability or approval of application for the first mortgage and/or the second mortgage.

- (10) 買方需就申請第二按揭貸款支付港幣\$5,000作為不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee of the second mortgage loan.

- (11) 第二按揭貸款受其他條款及細則約束。

The second mortgage loan is subject to other terms and conditions.

- (12) 所有第一按揭及第二按揭的條款及條件受制於香港金融管理局不時發出之最新指引。

All terms and conditions of the first mortgage and the second mortgage are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.

**(D) 120天付款計劃 (依照售價)**

**120 Days Payment Plan (in accordance with the Price)**

1. 成交金額5% (臨時訂金)於簽立臨時合約時支付。

5% of the Contract Price (preliminary deposit) shall be paid upon signing of the PASP.

2. 成交金額5% (加付訂金)於簽立正式合約時支付。

5% of the Contract Price (further deposit) shall be paid upon signing of the ASP.

3. 成交金額90% (成交金額餘額)於簽立臨時合約的日期後120天內支付。

90% of the Contract Price (balance of Contract Price) shall be paid within 120 days after the date of signing of the PASP.

**(ii) 售價獲得折扣基礎:**

**The basis on which any discount on the Price is available:**

**(A) 付款計劃折扣**

**Payment Plan Discount**

- (I) 選擇以上第4(i)(A)段指定的付款計劃(60天付款計劃)之買方可獲4%的售價折扣優惠。

Purchaser who selects the payment plan specified in paragraph 4(i)(A) (60 Days Payment Plan) above will be offered 4% discount on the Price.

- (II) 選擇以上第4(i)(B)段指定的付款計劃(90天付款計劃)之買方可獲2%的售價折扣優惠。

Purchaser who selects the payment plan specified in paragraph 4(i)(B) (90 Days Payment Plan) above will be offered 2% discount on the Price.

**(B) 「印花稅津貼」優惠**

**Subsidy of Stamp Duty Benefit**

購買 A、B及C 單位之買方可獲賣方提供相等於該相關單位在扣除以上第4(ii)(A)段之折扣後的售價之4.25%之印花稅津貼優惠，購買 D、E及F 單位之買方可獲賣方提供相等於該相關單位在扣除以上第4(ii)(A)段之折扣後的售價之3.75%之印花稅津貼優惠，該優惠將即時在售價上作折扣扣減。為免生疑問，若買家於單一臨時合約中購買兩個或以上單位，該優惠將參照各個別單位之售價計算。如有爭議，須以賣方最終決定為準。

The Purchasers of Units A, B and C shall be entitled to a “Subsidy of Stamp Duty” equivalent to 4.25% of the Price of the relevant unit (after deduction of discounts in paragraph 4(ii)(A)). The Purchasers of Units D, E and F shall be entitled to a “Subsidy of Stamp Duty” equivalent to 3.75% of the Price of the relevant unit (after deduction of discounts in



paragraph 4(ii)(A)). This benefit will be deducted from the Price directly as further discount. For the avoidance of doubt, if two or more units are purchased under one single PASP, the benefit is calculated with reference to the Price of each unit (after deduction of discounts in paragraph 4(ii)(A) separately). In case of dispute, the Vendor's decision shall be final.

(iii) 可就購買該發展項目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) 見第4(i)及4(ii)段。

See paragraphs 4(i) and 4(ii).

(B) 贈送停車位

**Complimentary Car Parking Space**

同時購買D、E及F單位之買家可獲贈價值港幣2,000,000之停車位編號R6一個。此贈送停車位之優惠將提供直至另行通知。

The Purchaser who purchases Units D, E and F together at the same time is entitled to have the Car Parking Space No. R6 worth HK\$2,000,000 for free. The said benefit of Complimentary Car Parking Space shall be available until further notice.

(iv) 誰人負責支付買賣該發展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:**

(a) 如買方聘用賣方指定之代表律師作為買方之代表律師同時處理與指明住宅物業的購買相關之所有法律文件，則賣方同意為買方支付指明住宅物業的正式合約及轉讓契相關之律師費，惟買方須承擔與按揭相關之法律費用及雜費。假如任何與買賣相關之法律文件並非由賣方律師負責處理，買家須支付指明住宅物業的正式買賣合約及轉讓契之律師費。

If the Purchaser appoints the Vendor's solicitors to act on his/her/its behalf in respect of all legal documents in relation to the purchase of the specified residential property, the Vendor agrees to bear the solicitors' fees in respect of the ASP and the assignment of the specified residential property but the Purchaser shall bear the legal costs and disbursements of the mortgage. If any of the legal documents in relation to the purchase is not handled by the Vendor's Solicitors, the legal costs in respect of the ASP and the assignment of the specified residential property shall be payable by the Purchaser.

(b) 如買方選擇另聘代表律師處理該指明住宅物業的購買，買賣雙方須各自負責其指明住宅物業的買賣的有關律師費。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in connection with the purchase of the specified residential property, each of the Vendor and

Purchaser shall bear his/her/its own solicitors' fees in connection with the sale and purchase of the specified residential property.

- (c) 買方須單獨承擔及支付所有就該指明住宅物業之買賣應付之印花稅(包括但不限於從價印花稅、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、利息及附加費用等(如有))。

All stamp duty payments (including but not limited to 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(if any)) payable in respect of the sale and purchase of the specified residential property shall be paid and borne by the Purchaser solely.

- (v) **買方須為就買賣該發展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:**

有關其他法律文件之律師費(包括但不限於附加合約及提名書)、有關批地文件、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他雜費等,均由買方承擔。買方同時須承擔及支付與該發展項目的指明住宅物業的買賣相關之任何按揭的法律費用及雜費。

All legal costs and charges in relation to other legal documents (including but not limited to supplemental agreement and nomination), the preparation of certified copies of Government Lease, deed of mutual covenant and all other title documents, search fees, registration fees, plan fees and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage related to the sale and purchase of the 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:**

華業地產代理有限公司 Wah Yip Real Estate Agency Limited

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

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業代理有限公司 Hong Kong Property Services (Agency) Limited

世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees

世邦魏理仕有限公司 CBRE Limited

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

泛太地產有限公司 Grand Pacific Property Limited

高力國際物業代理有限公司 Colliers International Agency Limited  
香港蘇富比國際物業顧問 Hong Kong Sotheby's International Realty  
萊坊香港有限公司 Knight Frank Hong Kong Limited  
溥頓亞洲物業代理有限公司 Preston Asia Realty 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：

**The address of the website designated by the Vendor for the development is:**

[www.verdegreen.com.hk](http://www.verdegreen.com.hk)