

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	羅便臣道80號 80 Robinson Road	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	羅便臣道 80號 80 Robinson 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)			264

印製日期 Date of Printing	價單編號 Number of Price List
1-9-2015	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
18-9-2015	1A	--
26-10-2015	1B	--
10-11-2015	1C	--
14-12-2015	1D	✓
28-1-2016	1E	--
17-5-2016	1F	--

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.)									
						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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
1	11	B	98.135 (1,056) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,100,000	316,910 (29,451)	--	3.479 (37)	--	--	--	--	--	--	--	--
1	11	C	80.521 (867) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,200,000	288,124 (26,759)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	12	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	23,900,000 24,800,000	297,452 308,653 (27,630) (28,671)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	13	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	24,500,000	304,920 (28,324)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	15	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	24,700,000	307,409 (28,555)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	17	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	25,300,000	314,876 (29,249)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	20	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	28,100,000	349,724 (32,486)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	26	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	29,400,000	365,904 (33,988)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	28	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,300,000	389,551 (36,185)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	28	D	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	28,400,000	353,458 (32,832)	--	1.125 (12)	--	--	--	--	--	--	--	--
1	29	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	30,600,000	380,839 (35,376)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	29	D	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	27,700,000	344,746 (32,023)	--	1.125 (12)	--	--	--	--	--	--	--	--
1	31	C	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,500,000	392,040 (36,416)	--	2.323 (25)	--	--	--	--	--	--	--	--
1	31	D	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	28,600,000	355,947 (33,064)	--	1.125 (12)	--	--	--	--	--	--	--	--
1	37	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	33,900,000	415,451 (38,610)	--	2.271 (24)	--	--	--	--	--	--	--	--

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.)									
						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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
1	37	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,100,000	381,137 (35,421)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	38	A	98.268 (1,058) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	41,600,000	423,332 (39,319)	--	4,537 (49)	--	--	--	--	--	--	--	--
1	38	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	34,400,000	421,579 (39,180)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	38	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,700,000	388,490 (36,105)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	41	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	34,400,000	421,579 (39,180)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	41	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,700,000	388,490 (36,105)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	43	A	98.268 (1,058) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	42,100,000	428,420 (39,792)	--	4,537 (49)	--	--	--	--	--	--	--	--
1	43	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	34,800,000	426,481 (39,636)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	43	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,100,000	393,392 (36,560)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	45	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	35,000,000	428,932 (39,863)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	45	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,400,000	397,069 (36,902)	--	2,271 (24)	--	--	--	--	--	--	--	--
1	48 & 49	A	217.164 (2,338) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	134,400,000	618,887 (57,485)	--	--	--	53.618 (577)	--	--	25.025 (269)	--	--	--
1	48 & 49	B	218.898 (2,356) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	143,100,000	653,729 (60,739)	--	--	--	55.292 (595)	--	--	25.025 (269)	--	--	--
1	48 & 49	C	158.803 (1,709) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	96,200,000	605,782 (56,290)	--	--	--	57.361 (617)	--	--	21.384 (230)	--	--	--
1	48 & 49	D	158.803 (1,709) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	92,800,000	584,372 (54,301)	--	--	--	57.361 (617)	--	--	21.384 (230)	--	--	--
2	28	D	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	28,700,000	357,192 (33,179)	--	2,323 (25)	--	--	--	--	--	--	--	--

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.)									
						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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
2	30	B	96.540 (1,039) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	36,700,000	380,153 (35,322)	--	4.565 (49)	--	--	--	--	--	--	--	--
2	31	D	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	28,900,000	359,681 (33,410)	--	2.323 (25)	--	--	--	--	--	--	--	--
2	36	A	98.850 (1,064) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	41,000,000	414,770 (38,534)	--	3.479 (37)	--	--	--	--	--	--	--	--
2	36	D	80.349 (865) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	29,900,000	372,127 (34,566)	--	2.323 (25)	--	--	--	--	--	--	--	--
2	38	B	98.268 (1,058) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	40,500,000	412,138 (38,280)	--	4.537 (49)	--	--	--	--	--	--	--	--
2	38	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,600,000	399,520 (37,130)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	39	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,500,000	398,294 (37,016)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	39	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,600,000	387,264 (35,991)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	41	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,600,000	399,520 (37,130)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	41	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	31,800,000	389,715 (36,219)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	42	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,800,000	401,971 (37,358)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	42	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,000,000	392,166 (36,446)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	43	A	100.578 (1,083) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	43,500,000	432,500 (40,166)	--	3.451 (37)	--	--	--	--	--	--	--	--
2	43	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,100,000	393,392 (36,560)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	46	A	100.578 (1,083) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	44,000,000	437,471 (40,628)	--	3.451 (37)	--	--	--	--	--	--	--	--
2	46	B	98.268 (1,058) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	41,500,000	422,314 (39,225)	--	4.537 (49)	--	--	--	--	--	--	--	--

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.)									
						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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
2	46	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	33,400,000	409,324 (38,041)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	46	D	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	32,500,000	398,294 (37,016)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	47	B	98.268 (1,058) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	41,800,000	425,367 (39,509)	--	4.537 (49)	--	--	--	--	--	--	--	--
2	47	C	81.598 (878) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	33,600,000	411,775 (38,269)	--	2.271 (24)	--	--	--	--	--	--	--	--
2	48 & 49	A	204.512 (2,201) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	115,600,000	565,248 (52,522)	--	--	--	--	--	--	--	--	--	--
2	48 & 49	D	142.326 (1,532) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	74,200,000	521,338 (48,433)	--	--	--	12.030 (129)	--	--	--	--	--	--

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/Section52(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/Section53(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/Section53(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The terms of payment

註:在本第(4)段中,『售價』指本價單第二部份中所列之住宅物業的售價,「折扣價」指因應付款辦法(1),(2),~~或(3)或(4)~~(視乎情況而定)之有關折扣(如有)按售價計算得出之價目,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。

Note: In paragraph (4), “Price” means the price of the residential property set out in Part 2 of this price list, the “Discounted Price” means the price obtained after applying the relevant discount (if any) in respect of Payment Term (1), (2), ~~or (3) or (4)~~ (as the case may be) on the Price and “Purchase Price” means the actual purchase price of the residential property set out in the Preliminary Agreement for Sale and Purchase.

買方於簽署臨時買賣合約時須繳付相等於樓價之5%之金額作為臨時訂金。其中港幣800,000元之訂金必須以銀行本票支付,抬頭請寫『胡關李羅律師行』。臨時訂金餘額可以支票支付,抬頭請寫『胡關李羅律師行』。其餘樓款需以銀行本票付予『胡關李羅律師行』。

Upon signing of the Preliminary Agreement for Sale and Purchase, Purchaser shall pay the Preliminary Deposit equivalent to 5% of the Purchase Price, HK\$800,000 of the Preliminary Deposit must be paid by cashier order payable to 『WOO KWAN LEE & LO』 and the remaining balance of the Preliminary Deposit may be paid by cheque(s) payable to 『WOO KWAN LEE & LO』. Other payments must be paid by cashier order payable to 『WOO KWAN LEE & LO』.

付款辦法Payment terms:

(1) 即供分期付款辦法(照售價減10%)

樓價 5% : 於簽署臨時買賣合約時付。

樓價 5% : 於簽署正式買賣合約時付清,買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價 90% : 於簽署正式買賣合約後90天內付清。

Immediate Instalment Payment Method (10% discount from the Price)

5% of Purchase Price to be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement of Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

90% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

(2) 特長成交期付款辦法(照售價)

樓價 5% : 於簽署臨時買賣合約時付。

樓價 5% : 於簽署正式買賣合約時付清,買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價 10% : 於簽署正式買賣合約後120天內付清。

樓價 80% : 於簽署正式買賣合約後270天內付清。

Special Long Completion Payment Method(in accordance with the Price)

5% of Purchase Price to be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement of Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

10% of the Purchase Price shall be paid by the Purchaser within 120 days after signing of the Formal Agreement for Sale and Purchase.

80% of the Purchase Price shall be paid by the Purchaser within 270 days after signing of the Formal Agreement for Sale and Purchase.

(3) 輕鬆按揭付款辦法(照售價減9%)

樓價 5% : 於簽署臨時買賣合約時付。

樓價 5% : 於簽署正式買賣合約時付清, 買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價 90% : 於簽署正式買賣合約後90天內付清。

買方可向由賣方安排的「南豐財務有限公司」申請按揭貸款, 貸款額不超過樓價80%, 按揭年期最長不超過30年, 買方於簽署正式買賣合約後90天內於提款日起息供分期, 首36個月之利率按年息3%固定息率計算, 其後全期按「香港上海滙豐銀行有限公司」港元最優惠利率(P)減1%(P-1% p.a.)計算, 利率浮動(貸款額、年期及利率以「南豐財務有限公司」最後決定為準)。

買方於決定選用此付款辦法前, 敬請先向「南豐財務有限公司」查詢清楚按揭之按揭條款、批核條件及手續。以上所有優惠均受「南豐財務有限公司」最後批出有關按揭安排之條款所規限。

所有按揭之文件必須由「南豐財務有限公司」指定之律師行辦理, 並由買方負責一切有關費用。

按揭只適用於第一手購買物業之買家。

「南豐財務有限公司」保留決定批核按揭之權利。按揭貸款批出與否, 「南豐財務有限公司」擁有最終決定權。

Easily Mortgage Payment Method (9% discount from the Price)

5% of Purchase Price to be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement of Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

90% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

The purchaser can apply to "Nan Fung Finance Limited" arranged by the Vendor for mortgage loan, the loan amount shall not exceed 80% of the Purchase Price.

The maximum term of repayment of the Mortgage shall not exceed 30 years. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 90 days from signing of the Formal Agreement for Sale and Purchase and interest on mortgage loan will be calculated at fixed interest rate at 3%p.a. for the first 36 months and thereafter at 1% below the Hong Kong dollar Best Lending Rate (P) (P-1% p.a.) as quoted by "The Hongkong and Shanghai Banking Corporation Limited" and subject to fluctuation (mortgage loan, tenor and interest rate shall be prevailed by "Nan Fung Finance Limited").

The Purchaser is advised to enquire with "Nan Fung Finance Limited" on details of terms, conditions and application procedures of the Mortgage before selecting this payment method. All the above offers are subject to final terms and conditions approved by "Nan Fung Finance Limited".

All legal documents of the Mortgage must be executed through the Vendor's designated solicitors' firm. All legal cost and expenses shall be paid by the Purchaser.

The Mortgage is personal and exclusive to the Purchaser who is the first hand purchaser of the Property.

"Nan Fung Finance Limited" reserves the right to decide whether or not to approve the Mortgage loan. The approval or disapproval of the Mortgage loan is subject to the final decision of "Nan Fung Finance Limited".

(4) 首2年免供更輕鬆付款辦法(照售價減6%)

樓價 5% : 於簽署臨時買賣合約時付。

樓價 5% : 於簽署正式買賣合約時付清, 買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價 90% : 於簽署正式買賣合約後90天內付清。

買方可向由賣方安排的「南豐財務有限公司」申請按揭貸款, 貸款額不超過樓價80%, 按揭年期最長不超過20年。

按揭貸款後首2年延期供款及豁免利息, 買家由第3年開始供款, 第3年及第4年之利率按年息2.75%固定息率計算, 其後全期按「香港上海滙豐銀行有限公司」港元最優惠利率(P)計算, 利率浮動(貸款額、年期及利率以「南豐財務有限公司」最後決定為準)。

買方於決定選用此付款辦法前, 敬請先向「南豐財務有限公司」查詢清楚按揭之按揭條款、批核條件及手續。

以上所有優惠均受「南豐財務有限公司」最後批出有關按揭安排之條款所規限。

所有按揭之文件必須由「南豐財務有限公司」指定之律師行辦理, 並由買方負責一切有關費用。

按揭只屬買家個人, 並只適用於第一手購買物業之買家。

「南豐財務有限公司」保留決定批核按揭之權利。按揭貸款批出與否, 「南豐財務有限公司」擁有最終決定權。

Easy More Payment Method (6% discount from the Price)

5% of Purchase Price to be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement of Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

90% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

The Purchaser can apply to "Nan Fung Finance Limited" arranged by the Vendor for a Mortgage loan. The loan amount shall not exceed 80% of the Purchase Price. The maximum term of repayment of the Mortgage shall not exceed 20 years.

Deferment of repayment of principal and waiver of interest payment for the first 2 years from the date of the Mortgage loan. The Purchaser shall make repayment of the Mortgage loan starting from the third year. Interest on Mortgage loan will be calculated at fixed interest rate of 2.75% p.a. for the third and fourth year and thereafter at the Hong Kong Dollar Best Lending Rate (P) as quoted by "The Hongkong and Shanghai Banking Corporation Limited" and subject to fluctuation (The Mortgage loan, tenor and interest rate shall be subject to the final decisions of "Nan Fung Finance Limited").

The Purchaser is advised to enquire with "Nan Fung Finance Limited" on details of terms, conditions and application procedures of the Mortgage before selecting this payment method.

All the above offers are subject to final terms and conditions approved by "Nan Fung Finance Limited".

All documents of the Mortgage must be executed through a solicitors' firm designated by "Nan Fung Finance Limited". All legal cost and expenses shall be paid by the Purchaser.

The Mortgage is personal to the Purchaser and exclusive to the Purchaser who is the first-hand purchaser of the Property.

"Nan Fung Finance Limited" reserves the right to decide whether or not to approve the Mortgage loan. The approval or disapproval of the Mortgage loan is subject to the final decisions of "Nan Fung Finance Limited".

(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) 『印花稅補貼』優惠

『Subsidy of Stamp Duty』 Benefit

購買本價單中所列之單位之買方可獲額外8.5%折扣價折扣優惠作為『印花稅補貼』優惠，有關折扣會於售價中扣除。

Extra 8.5% discount from the Discounted Price would be offered to the Purchaser of a unit in this price list as the 『Subsidy of Stamp Duty』 Benefit. The discount will be deducted from the Price.

(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) 住客車位優惠

Benefit for Residential Parking Space

凡購入本價單中所列之住宅單位之買方可於購買該住宅單位之同時免費獲贈該住宅單位之指定住客車位1個或2個(視乎情況而定)而無須就該住客車位支付額外樓價。該住宅單位之指定住客車位如下：

The Purchaser of a residential property in this price list may at the same time when purchasing that residential property at no additional Purchase Price be entitled to ONE or TWO (as the case may be) designated Residential Parking Space(s) of that residential property free of charge. The designated Residential Parking Space(s) of that residential property is/are as follows :

座數 Block Name	樓層 Floor	單位 Unit	指定的住客車位 Designated Residential Parking Space(s)
1	11	B	F40
1	11	C	F4
1	12	C	F3
1	13	C	F15
1	15	C	F46
1	17	C	F45
1	20	C	C9
1	26	C	C4
1	28	C	F22
1	28	D	F44
1	29	C	C16
1	29	D	E13
1	31	C	C17
1	31	D	E12
1	37	C	E3

座數 Block Name	樓層 Floor	單位 Unit	指定的住客車位 Designated Residential Parking Space(s)
1	37	D	E11
1	38	A	G6
1	38	C	F25
1	38	D	F31
1	41	C	E4
1	41	D	E10
1	43	A	G43
1	43	C	F23
1	43	D	F26
1	45	C	E5
1	45	D	E6
1	48 & 49	A	G31, G32
1	48 & 49	B	G34, G35
1	48 & 49	C	G27, G28
1	48 & 49	D	G25, G26

座數 Block Name	樓層 Floor	單位 Unit	指定的住客車位 Designated Residential Parking Space(s)
2	28	D	C6
2	30	B	E17
2	31	D	E14
2	36	A	G18
2	36	D	A3
2	38	B	G14
2	38	C	E45
2	39	C	E46
2	39	D	E18
2	41	C	E21
2	41	D	E19
2	42	C	A11

座數 Block Name	樓層 Floor	單位 Unit	指定的住客車位 Designated Residential Parking Space(s)
2	42	D	A6
2	43	A	G13
2	43	D	E20
2	46	A	F1
2	46	B	F2
2	46	C	A12
2	46	D	A7
2	47	B	G33
2	47	C	F9
2	48 & 49	A	G29, G30
2	48 & 49	D	G23, G24

住客車位價值為每個港幣3,000,000元。住客車位之分配由賣方全權決定。

如買方意欲如此接受賣方分配之住客車位，該買方必須於簽訂臨時買賣合約時決定，惟倘若屆時該買方不接受賣方分配之住客車位，該權利將會自動失效，且不得於任何該時間之後行使，若買方未能於該同時接受以上住客車位之分配，買方不會為此獲得任何補償，而遇此情況時該住宅單位之樓價亦維持不變，特此聲明以免生疑。有關之住宅物業及賣方分配之住客車位必須受同一份臨時買賣合約、同一份買賣合約及其後的同一份轉讓契涵蓋。一切關於住客車位銷售之事宜，如有爭議，以賣方最終決定為準。

The value of Residential Parking Space is HK\$3,000,000 each. The allocation of Residential Parking Space is subject to the sole discretion of the Vendor.

If the Purchaser wishes to accept the allocated Residential Parking Space as aforesaid, such Purchaser must decide to do so when entering into the Preliminary Agreement for Sale and Purchase and not later, failing which such right shall automatically lapse and shall not be exercisable at any time thereafter and such Purchaser shall not be entitled to any compensation therefor if such Purchaser fails to accept the allocation of Residential Parking Space as aforesaid at that same time. For the avoidance of doubt, the Purchase Price of that residential property will remain unchanged under such circumstances.

Both the residential property and the allocated Residential Parking Space shall be covered in one single Preliminary Agreement for Sale and Purchase, one single Agreement for Sale and Purchase and one single subsequent Assignment. In case of any dispute related to the sale of Residential Parking Spaces, the Vendor's decision shall be final.

- (b) 賣方將在不減損買方於買賣合約下之權利下將於收到買方於實際完成交易日期起計的1年內所發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救，本優惠受相關交易文件條款及條件限制。

The Vendor is prepared to, but not in derogation from the Purchaser's rights under the Agreement for Sale and Purchase, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the Purchaser within 1 year from the actual date of the completion of the sale and purchase of the Property, remedy any defects to the Property. This benefit is subject to the terms and conditions of the relevant transaction documents.

(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

- (a) 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，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。
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.
- (b) 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 Purchaser shall pay his/her own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the assignment.
- (c) 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、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的有關罰款、利息及附加費用)。
All stamp duty 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.

(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、業權文件認證副本之費用、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，均由買家負責。

The purchaser(s) 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).

(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

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業(地產代理)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

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

專業地產有限公司Professional Properties Limited
輝騰置業有限公司Fidelity Real Estate Limited
云房網絡(香港)代理有限公司Qfang Network (Hong Kong) Agency Limited
得利安地產有限公司Getuhome Realty Limited
祥勝地產有限公司Regal Hill Property Agency Company Limited
高力國際物業代理有限公司Colliers International Agency Limited
萊坊(香港)有限公司Knight Frank Hong Kong Limited
晉誠地產代理有限公司Earnest Property Agency Limited
VJI Limited
喬芝投資發展有限公司K and C Investments and Development Limited
泓諾顧問有限公司Mega Wealth Consultant 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.80robinsonroad.com.hk
The address of the website designated by the vendor for the development is: www.80robinsonroad.com.hk