

# 價單 Price List

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

發展項目名稱 Name of the Development	尚逸 Des Voeux W Residence	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	德輔道西328號 (此臨時門牌號數有待發展項目建成時確認。) 328 Des Voeux Road West (The provisional street number is subject to confirmation when the Development is completed.)		
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)	161		

印製日期 Date of Printing	價單編號 Number of Price List
17 September 2024	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
3 January 2025	6A	--
28 March 2025	6B	--
6 May 2025	6C	--

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
尚逸 DES VOEUX W RESIDENCE	5	C	16.451 (177) 露台 Balcony: --(--) 工作平台 Utility Platform: -- (-)	4,000,000	243,146 (22,599)	--	--	--	3.616 (39)	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	21	C	19.951 (215) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,431,200	272,227 (25,261)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	22	C	19.951 (215) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,458,400	273,590 (25,388)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	23	C	19.951 (215) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,485,700	274,959 (25,515)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	25	C	19.951 (215) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,513,100	276,332 (25,642)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	26	E	19.798 (213) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,173,400	261,309 (24,288)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	27	A	36.145 (389) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,835,600	327,448 (30,426)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	27	C	19.951 (215) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,782,300	289,825 (26,894)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	27	D	26.615 (286) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,774,000	292,091 (27,182)	--	--	--	--	--	--	--	--	--	

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
尚逸 DES VOEUX W RESIDENCE	27	E	19,798 (213) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,225,100	263,921 (24,531)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	28	C	19,951 (215) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,840,100	292,722 (27,163)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	28	D	26,615 (286) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,968,400	299,395 (27,862)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	28	E	19,798 (213) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,277,400	266,562 (24,777)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	29	F	25,862 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,595,600	293,697 (27,322)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	30	B	32,003 (344) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,635,600	301,084 (28,010)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	30	F	25,862 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,709,500	298,101 (27,732)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	31	B	32,003 (344) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,780,100	305,599 (28,431)	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	31	C	44,013 (474) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	13,910,900	316,063 (29,348)	--	--	--	--	--	--	--	--	

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
尚逸 DES VOEUX W RESIDENCE	31	F	25,862 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,825,100	302,571 (28,148)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	32	B	32,003 (344) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,562,500	330,047 (30,705)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	32	C	44,013 (474) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	15,023,800	341,349 (31,696)	--	--	--	--	--	--	--	--	--	
尚逸 DES VOEUX W RESIDENCE	32	F	25,862 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	8,099,000	313,162 (29,133)	--	--	--	--	--	--	--	--	--	

### 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: 在第(4)段中, 「售價」指本價單第二部份表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。因應相關支付條款及 / 或適用折扣(如有)按售價計算得出之價目, 皆以四捨五入方式換算至百位數作為成交金額。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。

Note: In paragraph (4), "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. The amount obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded to the nearest hundred dollars to determine the Transaction Price. Purchasers must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(i) **支付條款 Terms of Payment**

買方於簽署臨時買賣合約時須繳付相等於成交金額之5%作為臨時訂金(「臨時訂金」)。其中港幣\$100,000之部分臨時訂金須以相關指明住宅物業適用的銷售安排資料列明之繳付方法以銀行本票繳付, 臨時訂金餘額可以本票或支票支付, 本票及支票抬頭請寫「張葉司徒陳律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, Purchasers shall pay the preliminary deposit equivalent to 5% of the Transaction Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) pursuant to the payment method(s) listed in the Information on Sales Arrangements in respect of the relevant specified residential property(ies), and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Vincent T.K. Cheung, Yap & Co.".

(A1) **120天現金付款計劃: 依照售價減7%**

**120-day Cash Payment Method: 7% discount on the Price**

(不適用於本價單所列之5樓C單位)

((Not applicable to Flat C on 5/F listed in this price list))

1. 成交金額 5%: 於買方簽署臨時買賣合約(「臨時合約」)時支付, 買方並於5個工作日內簽署正式買賣合約。  
5% of Transaction Price: shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 成交金額 5%: 於買方簽署臨時合約後60天內支付。  
5% of Transaction Price: shall be paid by the Purchaser within 60 days after signing of the PASP.
3. 成交金額 90%: 於買方簽署臨時合約後120天內支付或於賣方就其有能力將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天內支付, 以較早者為準。  
90% of Transaction Price: shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the property to the purchaser, whichever is the earlier.

(A2) **180天現金付款計劃: 依照售價減6%**

**180-day Cash Payment Method: 6% discount on the Price**

(不適用於本價單所列之5樓C單位)

((Not applicable to Flat C on 5/F listed in this price list)

1. 成交金額 5%: 於買方簽署臨時買賣合約(「臨時合約」)時支付, 買方並於5個工作日內簽署正式買賣合約。  
5% of Transaction Price: shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”). The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 成交金額 5%: 於買方簽署臨時合約後60天內支付。  
5% of Transaction Price: shall be paid by the Purchaser within 60 days after signing of the PASP.
3. 成交金額 90%: 於買方簽署臨時合約後180天內支付或於賣方就其有能力將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天內支付, 以較早者為準。  
90% of Transaction Price: shall be paid by the Purchaser within 180 days after signing of the PASP or within 14 days after the date of the Vendor’s notification to the Purchaser in writing that the Vendor is in a position validly to assign the property to the purchaser, whichever is the earlier.

(B) **建築期付款計劃: 照售價**

**Stage Payment Method: the Price**

1. 成交金額 5%: 於買方簽署臨時買賣合約(「臨時合約」)時支付, 買方並於5個工作日內簽署正式買賣合約。  
5% of Transaction Price: shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”). The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the PASP.
2. 成交金額 5%: 於買方簽署臨時合約後60天內支付。  
5% of Transaction Price: shall be paid by the Purchaser within 60 days after signing of the PASP.
3. 成交金額 90%: 於賣方就其有能力將物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付。  
90% of Transaction Price: shall be paid by the Purchaser within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the property to the Purchaser.

(4) (ii) **售價獲得折扣的基礎:**

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

(a) 請參閱上述第(4)(i)段。

Please refer to paragraph (4)(i) above.

(b) **「置業有禮」特別折扣 "Home Purchase" Special Discount:**

(不適用於本價單所列之5樓C單位)

(Not applicable to Flat C on 5/F listed in this price list)

買方如在2025年6月1日前簽訂臨時合約可獲額外1%售價折扣優惠作為「置業有禮」特別折扣。

An extra 1% discount on the Price would be offered to the Purchaser as the “Home Purchase” Special Discount if the PASP is signed before 1<sup>st</sup> June 2025.

(c) **傢俬現金津貼折扣 “Furniture Cash Subsidy Discount”:**

(只適用於選購本價單所列之6樓至28樓的任何C單位或E單位之買方)

(Only applicable to Purchaser who purchases any Flat C or Flat E on 6/F – 28/F as listed in this price list.)

(i) 如買方於簽署臨時合約時選擇傢俬現金津貼折扣，買方可獲港幣\$68,000售價折扣優惠作為傢俬現金津貼折扣。

If the Purchaser chooses the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser will be offered HK\$68,000 discount on the Price as the Furniture Cash Subsidy Discount.

(ii) 如買方於簽署臨時合約時不選擇傢俬現金津貼折扣，則買方可享有第(4)(iii)5段所述之傢俬禮券優惠。為免疑問，就購買每個住宅物業，買方只可享有傢俬現金津貼折扣或第(4)(iii)5段所述之傢俬禮券優惠的其中一項。

If the Purchaser does not choose the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser is entitled to the Furniture Voucher Benefit set out in paragraph (4)(iii)5. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount or the Furniture Voucher Benefit as set out in paragraph (4)(iii)5.

(d) **星級傢俬現金津貼折扣 “Supreme Furniture Cash Subsidy Discount”:**

(只適用於選購本價單所列之5樓至28樓的任何B單位或D單位或7樓至32樓的任何F單位或5樓-32樓的任何G單位之買方)

(Only applicable to Purchaser who purchases any Flat B or Flat D on 5/F – 28/F or any Flat F on 7/F – 32/F or any Flat G on 5/F – 32F listed in this price list)

(i) 如買方於簽署臨時合約時選擇星級傢俬現金津貼折扣，買方可獲港幣\$38,000售價折扣優惠作為星級傢俬現金津貼折扣。

If the Purchaser chooses the Supreme Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser will be offered HK\$38,000 discount on the Price as the Supreme Furniture Cash Subsidy Discount.

(ii) 如買方於簽署臨時合約時不選擇星級傢俬現金津貼折扣，則買方可享有第(4)(iii)6段所述之星級傢俬禮券優惠。為免疑問，就購買每個住宅物業，買方只可享有星級傢俬現金津貼折扣或第(4)(iii)6段所述之星級傢俬禮券優惠的其中一項。

If the Purchaser does not choose the Supreme Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser is entitled to the Supreme Furniture Voucher Benefit set out in paragraph (4)(iii)6. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Supreme Furniture Cash Subsidy Discount or the Supreme Furniture Voucher Benefit as set out in paragraph (4)(iii)6.

(4)(iii) 可就購買該發展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:**

1. 請參閱第4(i)及4(ii)段。

Please refer to paragraph 4(i) and 4(ii).

2. 「提前付清樓價現金回贈」優惠 **Early Settlement Cash Rebate Benefit**

(只適用於選擇第 4(i)段中支付條款(B)之買方)

(Only applicable to the Purchasers who have selected Terms of Payment (B) in paragraph 4(i))

(不適用於本價單所列之5樓C單位)

(Not applicable to Flat C on 5/F listed in this price list)

(a) 如買方提前於買賣合約訂明的付款限期日之前付清成交金額餘額，可獲賣方根據以下列表格計算的「提前付清樓價現金回贈」（「現金回贈」）：

Where the Purchaser settles the balance of the Transaction Price earlier than the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" ("Cash Rebate") payable by the Vendor in the amount and manner as set out in the table below :-

付清成交金額餘額日期 Date of settlement of the balance of the Transaction Price	現金回贈金額 Amount of Early Settlement Cash Rebate
簽署臨時合約的日期後 120 日內 Within 120 days after the signing of the PASP	成交金額7% 7% of the Transaction Price
簽署臨時合約的日期後 121 至 180 日內 Within 121 to 180 days after the date of the signing of the PASP	成交金額5% 5% of the Transaction Price

(b) 買方須於提前付清成交金額餘款日前最少30日，以書面向賣方申請「現金回贈」，賣方於收到申請並確認有關資料無誤後，「現金回贈」將直接用作支付買方應繳付之部份成交金額餘款。

The Purchaser shall apply to the Vendor in writing for the "Cash Rebate" at least 30 days before the date on which the whole balance of the Transaction Price is to be early paid. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Cash Rebate" as part payment of the balance of the Transaction Price payable by the Purchaser directly.

(c) 該優惠不能轉讓及轉移，及只能由買方本人行使及享用。

The benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

- (d) 該優惠受其他條款及細則約束。

The benefit is subject to other terms and conditions.

### 3. 「大鴻輝會」會員現金回贈

#### "THF Club" Member Cash Rebate

買方凡於2024年6月29日或之前成為「大鴻輝會」會員並於2024年7月1日或之前直接到賣方的售樓處簽署臨時合約，在按買賣合約付清成交金額的情況下，可獲賣方提供「大鴻輝會」會員現金回贈。「大鴻輝會」會員現金回贈的金額相等於成交金額的3%。詳情請參閱如下：

Purchaser who has become a "THF Club" member on or before 29 June 2024 and attends the Vendor's sales office directly to sign the PASP on or before 1 July 2024 shall, subject to settlement of the Transaction Price in accordance with the Agreement for Sale and Purchase, be entitled to a "THF Club" Member Cash Rebate offered by the Vendor which amount shall be equal to 3% of the Transaction Price. For details, please see below:

- (a) 「大鴻輝會」會員須於付清成交金額餘額之日前不少於30天內以書面向賣方申請「大鴻輝會」會員現金回贈，賣方於收到申請並確認有關資料無誤後將「大鴻輝會」會員現金回贈直接用作支付買方應繳付之部份成交金額餘款。

"THF Club" member shall apply to the Vendor in writing for the "THF Club" Member Cash Rebate at least 30 days before the date of settlement of the balance of the Transaction Price. After the Vendor has received the application and duly verified the information, the Vendor will apply the "THF Club" Member Cash Rebate as part payment of the balance of the Transaction Price payable by the Purchaser directly.

- (b) 該優惠不能轉讓及轉移，及只能由買方本人行使及享用。

The benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

- (c) 「大鴻輝會」會員為 (i)大鴻輝興業有限公司或其附屬公司的全職員工; (ii) 大鴻輝興業有限公司或其附屬公司的全職員工之直系親屬; 或 (iii) 已獲大鴻輝興業有限公司邀請之人員。「直系親屬」指相關人士之配偶、父母、子女或兄弟姐妹。

"THF Club" member means (i) a full-time employee of Tai Hung Fai Enterprise Company Limited or its subsidiaries; (ii) an Immediate Family Member (as defined herein below) of such employee; or (iii) any person invited by Tai Hung Fai Enterprise Company Limited. "Immediate Family Member" means a spouse, parent, child or sibling of the relevant person.

- (d) 該優惠受其他條款及細則約束。

The benefit is subject to other terms and conditions.

### 4. 延長保養欠妥之處優惠

#### Extended Defect Maintenance Offer

凡有關住宅物業或裝置、裝修物料及設備(定義見有關買賣合約, (但不包括傢具(如有)及園景/盆栽(如有))有欠妥之處, 而該欠妥之處並非由買方行為或疏忽造成, 在不損害買賣合約的原則下, 買方可於該住宅物業買賣的成交日後12個月內向賣方發出書面通知, 要求賣方在合理切實可行的範圍內盡快自費作出補救。如有任何爭議, 賣方有最終決定權。惟此「延長保養欠妥之處優惠」僅屬於有關買方, 並僅供買方享用及獲得。此「延長保養欠妥之處優惠」不得轉讓, 亦不可轉移, 並受其他條款及細則約束。

Without prejudice to the agreement for sale and purchase in respect of the residential property, the Purchaser may serve notice to the Vendor, within 12 months after the date of completion of the sale and purchase of the relevant residential property, requiring the Vendor at its own costs and as soon as reasonably practicable to remedy any defects to the residential property or the fittings, finishes or appliances (as set out in the relevant agreement for sale and purchase excluding (excluding furniture (if any) and landscaping/plants (if any)) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable and non-transferable and is subject to other terms and conditions.

## 5. 傢俬禮券優惠

### **Furniture Voucher Benefit**

(只適用於本價單所列之6樓至28樓的任何C單位及E單位)

(only applicable to any Flat C and Flat E on 6/F – 28/F listed in the price list)

(a) 傢俬禮券優惠(「該優惠」)由指定傢俬公司提供。

The Furniture Voucher Benefit (the “Benefit” ) is provided by the designated furniture company.

(b) 如買方不選擇第(4)(ii)(c)段的傢俬現金津貼折扣，買方於簽署臨時合約時，可免費獲贈由指定傢俬公司提供價值為港幣\$108,000之傢俬禮券一張(「該禮券」)。

If the Purchaser does not choose the Furniture Cash Subsidy Discount as set out in paragraph(4)(ii)(c), upon the signing of the PASP, the Purchaser will receive a HK\$108,000 furniture voucher (the “Voucher” ) provided by the designated furniture company free of charge.

(c) 買方須於簽署臨時合約後的14日內就兌換該禮券的程序，直接與指定傢俬公司聯絡，及與指定傢俬公司簽訂有關傢俬(「該傢俬」)之合約。有關該傢俬的詳情(包括但不限於設計、顏色及物料)，買方須向指定傢俬公司查詢。該禮券的條款及條件及(如有需要)就該傢俬與指定傢俬公司簽訂之合約的條款及條件，以指定傢俬公司之決定為準，與賣方無關，且於任何情況下賣方無需為此負責。買方與指定傢俬公司之任何糾紛一概與賣方無關。

The Purchaser shall within 14 days after signing of the PASP contact the designated furniture company directly regarding the procedure to redeem the Voucher and enter into a contract with the designated furniture company regarding the provision of the furniture (the "Furniture"). For details (including without limitation the design, colour and materials) of the Furniture, the Purchaser shall enquire with the designated furniture company. The terms and conditions of the Voucher and (if necessary) the terms and conditions of the contract to be entered into with the designated furniture company regarding the provision of the Furniture are subject to the decision of the designated furniture company and are not related to the Vendor, and the Vendor shall under no circumstances be responsible therefor. The Vendor is not and will not be involved in any disputes between the Purchaser and the designated furniture company.

(d) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷該優惠及/或向買方尋求退回該優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit and/or seek refund of the Benefit from the Purchaser forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

(e) 為免生疑問，買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業之買賣，不管：

For the avoidance of doubt, the Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

(i) 就該優惠有否引起任何爭議；及 there is any dispute arising from the Benefit; and

(ii) 該指定傢俬公司交付予買方的所有或任何該傢俬是否與該優惠之條款一致。 all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

(f) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

## 6. 星級傢俬禮券優惠

### Supreme Furniture Voucher Benefit

(只適用於本價單所列之5樓至28樓的任何 B 單位或D 單位或7樓至32樓的任何F 單位或5樓-32樓的任何G單位)

(only applicable to any Flat B or Flat D on 5/F – 28/F or any Flat F on 7/F – 32/F or any Flat G on 5/F – 32F listed in the price list)

(a) 傢俬禮券優惠(「該優惠」)由指定傢俬公司提供。

The Supreme Furniture Voucher Benefit (the “Benefit” ) is provided by the designated furniture company.

(b) 如買方不選擇第(4)(ii)(d)段的星級傢俬現金津貼折扣，買方於簽署臨時合約時，可免費獲贈由指定傢俬公司提供價值為港幣\$68,000之傢俬禮券一張(「該禮券」)。

If the Purchaser does not choose the Supreme Furniture Cash Subsidy Discount as set out in paragraph (4)(ii)(d), upon the signing of the PASP, the Purchaser will receive a HK\$68,000 furniture voucher (the “Voucher” ) provided by the designated furniture company free of charge.

(c) 買方須於簽署臨時合約後的14日內就兌換該禮券的程序，直接與指定傢俬公司聯絡，及與指定傢俬公司簽訂有關傢俬(「該傢俬」)之合約。有關該傢俬的詳情(包括但不限於設計、顏色及物料)，買方須向指定傢俬公司查詢。該禮券的條款及條件及(如有需要)就該傢俬與指定傢俬公司簽訂之合約的條款及條件，以指定傢俬公司之決定為準，與賣方無關，且於任何情況下賣方無需為此負責。買方與指定傢俬公司之任何糾紛一概與賣方無關。

The Purchaser shall within 14 days after signing of the PASP contact the designated furniture company directly regarding the procedure to redeem the Voucher and enter into a contract with the designated furniture company regarding the provision of the furniture (the "Furniture"). For details (including without limitation the design, colour and materials) of the Furniture, the Purchaser shall enquire with the designated furniture company. The terms and conditions of the Voucher and (if necessary) the terms and conditions of the contract to be entered into with the designated furniture company regarding the provision of the Furniture are subject to the decision of the designated furniture company and are not related to the Vendor, and the Vendor shall under no circumstances be responsible therefor. The Vendor is not and will not be involved in any disputes between the Purchaser and the designated furniture company.

(d) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷該優惠及/或向買方尋求退回該優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。 In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit and/or seek refund of the Benefit from the Purchaser forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

(e) 為免生疑問，買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業之買賣，不管：

For the avoidance of doubt, the Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

(i) 就該優惠有否引起任何爭議；及 there is any dispute arising from the Benefit; and

(ii) 該指定傢俬公司交付予買方的所有或任何該傢俬是否與該優惠之條款一致。 all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

(f) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

## 7. 送贈傢俱及物件優惠

### Free Furniture and Chattels Offer

(只適用於 27 樓 A 單位)

(only applicable to Flat A on 27/F)

買方可免費獲贈本價單附錄 1 所述之裝飾、傢俱和物件(「該傢俱及物件」)。賣方或其代表沒有亦不會就該傢俱及物件或其任何部份作出任何保證、保養或陳述，尤其賣方或任何代表賣方之人士沒有亦不會就其狀況、狀態、類型、設計、功能、品質或適用之用途，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱及物件將於有關住宅物業買賣成交日以成交時之狀況連同住宅物業交付予買方。任何情況下，買方不得就該傢俱及物件提出任何異議或質詢。賣方保留權利以品質相若的傢俱及物件代替全部或部分該傢俱及物件。為免疑問，售樓說明書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之「欠妥之處的保養責任期」及第(4)(iii)4 段所述的延長保養欠妥之處優惠不適用於該傢俱及物件。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 1 hereto (the "Furniture and Chattels") free of charge. No warranty, maintenance or representation whatsoever is or will be given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture and Chattels or any part thereof. In particular, no warranty, maintenance or representation whatsoever is or will be given as to the condition, state, type, design, functionality, quality or fitness for purpose of any of the Furniture and Chattels and as to whether any of the Furniture and Chattels is or will be in working condition. The Furniture and Chattels will be delivered to the Purchaser upon completion of the sale and purchase of the relevant residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture and Chattels. The Vendor reserves the right to replace all or any Furniture and Chattels by furniture and chattels of comparable quality. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fitting, finishes and appliance as set out in the sales brochure and the Extended Defect Maintenance Offer as set out in paragraph (4)(iii)4 do not apply to the Furniture and Chattels. This offer is subject to other terms and conditions.

## 8. 尚逸住宅單位大抽獎

### Des Voeux W Residence Lucky Draw for Residential Unit

#### 條款及細則

#### Terms and Conditions

- (1) 「尚逸住宅單位大抽獎」(「大抽獎」)由賣方舉辦。大抽獎推廣期由2024年6月20日至2024年12月19日(包括首尾兩天)。參加者必須於推廣期購買任何「發展項目」的住宅物業並符合條款(2)的參加資格，方可參加大抽獎。透過參加大抽獎，參加者被視為已同意此等條款及細則。

The “Des Voeux W Residence Lucky Draw for Residential Unit” (the “**Lucky Draw**”) is organized by the Vendor. The promotion period of the Lucky Draw is from 20 June 2024 to 19 December 2024 (both days inclusive). Participants must purchase any residential property of the Development during the promotional period and fulfil the eligibility criteria stated in Condition (2) in order to participate in the Lucky Draw. By entering the Lucky Draw, participants are deemed to have agreed to these terms and conditions.

- (2) **參加資格:**

所有已簽署臨時買賣合約及正式買賣合約向賣方購買任何發展項目的住宅物業（包括列於發展項目第一份價單及其他價單內的住宅物業）之買家，而相關住宅物業的樓價已於2025年1月17日或之前全數付清（所有選擇第4(i)段中支付條款(B)但提早於2025年1月17日或之前全數付清樓價並獲賣方給予額外折扣或現金回贈的買家除外），均可參加大抽獎。抽獎機會以每個住宅物業計算，合資格買家每購買一個住宅物業，可獲用作抽獎的編號一組。購買住宅物業數量不限（惟受發展項目價單及/或銷售安排內的可出售單位數目限制）。

#### **Eligibility Requirements:**

All purchasers who have signed the Preliminary Agreement for Sale and Purchase and Formal Agreement for Sale and Purchase to purchase any residential property of the Development (including the residential property(ies) listed in the first price list and other price lists of the Development) from the Vendor, and have fully settled the purchase price of the relevant residential property on or before 17 January 2025 (purchaser(s) who have selected stage payment plan in Terms of Payment (B) in paragraph 4(i) but fully settled the purchase price before or on 17 January 2025 and received any additional discount or cash rebate from the Vendor are excluded), may enter the Lucky Draw. The eligibility to enter the Lucky Draw is based on the number of residential property(ies) purchased, with each residential property purchased by an eligible purchaser representing one single eligibility (by receiving a set of numbers that can be used for the draw) to enter in the Lucky Draw. There is no limitation set on the number of residential properties to be purchased (subject to the residential property(ies) available for sale as specified in the price list(s) and/or sales arrangement(s) of the Development).

- (3) **獎品:**

得獎名額1名。大抽獎之得獎者（「得獎者」）可獲贈實用面積約16.5平方米，價值約港幣4,000,000元的發展項目住宅物業一個（「獎品」）。獎品的樓價將全數由賣方支付。有關獎品的樓價支付之一切事宜均由賣方全權及絕對酌情決定。

#### **Prize:**

There will be one winner. The Lucky Draw winner (the “**Winner**”) will be awarded one residential property of the Development with a saleable area of approximately 16.5 square metres and a value of approximately HK\$4,000,000 (the “**Prize**”). The purchase price of the Prize will be fully borne by the Vendor. All matters relating to the settlement of the purchase price of the Prize will be determined by the Vendor at its sole and absolute discretion.

- (4) 所有印花稅、註冊費、圖則費、律師費及雜費、業權契據認證副本費、大廈公契認證副本費、作為業主應繳予管理公司的費用（包括但不限於管理費按金及基金）及/或任何其他為獲得獎品而需要支付的費用，均由得獎者支付。獎品之單位號及樓層均由賣方決定，得獎者不得異議。

All stamp duties, registration fees, plan fees, legal fees and disbursements, fees for certified copies of title deeds and certified copies of Deed of Mutual Covenant, fees payable to the management company as owner (including but not limited to management fee deposits and fund) and/or any other costs and expenses required to obtain the Prize will be

borne by the Winner. The flat number and floor number of the Prize shall be determined by the Vendor and the Winner shall raise no objection thereto.

- (5) 大抽獎將於2025年2月4日進行抽獎，得獎者由攪珠形式抽出。大抽獎結果將於2025年2月11日在星島日報及南華早報刊登。每位合資格買家同意，如贏得獎品，賣方可在宣佈大抽獎結果時公佈及刊登其在登記時提供的香港身份證號碼首4位字母及數字及流動電話號碼的首4位數字。得獎者亦會於大抽獎之日起計7個工作天內，以登記時提供的電子郵箱及流動電話號碼透過電郵及電話方式獲通知。

The Lucky Draw will be held on 4<sup>th</sup> February 2025 and the Winner will be selected randomly by ballot. The Lucky Draw result will be published on Sing Tao Daily and South China Morning Post on 11<sup>th</sup> February 2025. Each eligible purchaser agrees that in case of winning the Prize, the Vendor can announce and publish the first 4 alphabets and digits of his/her Hong Kong Identity Card and the first 4 digits of his/her mobile phone number as provided upon registration when announcing the results of the Lucky Draw. The Winner will be notified by email and phone via email address and mobile phone number as provided upon registration within 7 working days of the day of the Lucky Draw.

- (6) **領取獎品：**

得獎者必須按照賣方所提供的指示親自辦理領取獎品手續。得獎者必須向賣方證明其已符合得獎資格。得獎者須依照賣方所訂之時限親身簽署一份獎品的臨時買賣合約（由賣方指明的格式）。得獎者不可提名任何其他人士簽署臨時買賣合約，以及得獎者須為獎品的正式買賣合約及其後的轉讓契上的唯一買方，得獎者須依照賣方所訂之時限親身簽署該等正式買賣合約及轉讓契（由賣方指明的格式）。獎品的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。如得獎者未能按照賣方所提供的指示親自辦理領取獎品手續，賣方保留權利取消其得獎資格。

**Prize Redemption:**

The Winner is required to redeem the Prize in person according to the instructions provided by the Vendor. The Winner is required to prove his/her eligibility to the Vendor. The Winner shall personally enter into a preliminary agreement for sale and purchase of the Prize (in the form prescribed by the Vendor) within the period as prescribed by the Vendor. The Winner is not entitled to nominate any other person to enter into the preliminary agreement for sale and purchase, and the Winner shall be the sole purchaser named in the formal agreement for sale and purchase and the subsequent assignment of the Prize. The Winner shall personally sign the formal agreement for sale and purchase and the subsequent assignment of the Prize (both in the forms prescribed by the Vendor) within the period as prescribed by the Vendor. The price and sales arrangement details of the Prize will be determined by the Vendor at its sole and absolute discretion and will be announced later. If the Winner fails to redeem the Prize in person according to the instructions provided by the Vendor, the Vendor reserves the right to disqualify him/her.

- (7) 獎品將會以入伙時的「現狀」送出予得獎者。除獎品的正式買賣合約另有規定外，獎品不設任何保養期，賣方不會就獎品的「現狀」、狀態及/或其他有關獎品的狀況承擔任何責任，得獎者亦不可對獎品的「現狀」、狀態及/或其他有關獎品的狀況提出任何質詢或反對或要求更換或賠償。

The Prize will be awarded to the Winner in "as-is" state and condition as at the time of handover. Unless the formal agreement for sale and purchase of the Prize provides otherwise, the Prize does not come with any warranty, the Vendor shall not be held responsible for the "as-is" condition, status and/or any other conditions related to the Prize, and the Winner is not allowed to raise any inquiries, objections, requests for replacement or compensation regarding the "as-is" condition, status, and/or any other conditions related to the Prize.

- (8) 得獎者或其代表須出席頒獎禮等宣傳活動。賣方可全權決定採用適合的方式及方法公開及刊印得獎者及其代表（如適用）的姓名及/或其他有關資料（包括領獎相片）作推廣及/或宣傳用途。

The Winner or his/her representative is required to attend promotional activities such as the prize presentation ceremony. The Vendor may at its sole discretion disclose and publish, in any appropriate means and manner, the name(s) and other relevant information (including any photograph taken during the prize presentation ceremony) of the Winner and his/her representative (if applicable) for marketing and promotional purposes.

- (9) 如得獎者未有履行本條款及細則，其抽獎機會及得獎資格將被自動取消，而該獎品將被視作放棄論。

If the Winner shall not observe and comply with these terms and conditions, the relevant lucky draw entry and any eligibility for the Prize will be automatically cancelled or revoked, the Prize will be treated as being renounced.

- (10) 得獎者的已獲抽獎機會的住宅物業如於領獎前或簽署獎品的轉讓契前已轉售或轉名（如果得獎者是一家公司，包括得獎者之主要或最大之股東或股權之變動或轉換），其抽獎機會及得獎資格將自動被取消，而該獎品將被視作放棄論。

If the eligible residential property of the Winner has been resold or transferred before the Prize is claimed or before the signing of the Assignment of the Prize (including any change or transfer in the main or the largest shareholder(s) or shareholding of the Winner in case the Winner is a company), the relevant lucky draw entry and any eligibility for the Prize will automatically be cancelled or revoked and the Prize will be treated as being renounced.

- (11) 得獎者必須履行其購買的有關住宅物業之正式買賣合約內之全部條款，包括但不限於付清住宅物業之全數款項，否則其得獎資格將被取消，而該獎品將被視作放棄論。

The Winner must observe and perform all the terms and conditions of the Formal Agreement for Sale and Purchase of the relevant residential property purchased by him/her, including but not limited to making full payment for the residential property; otherwise the eligibility of such winner for the Prize will be revoked and the Prize will be treated as being renounced.

- (12) 獎品之宣傳圖片（如有）、面積及價值僅供參考，賣方對獎品並不作任何不論明示或隱含之邀約、承諾、陳述或保證，一切以入伙時的「現狀」為準。獎品價值將以賣方釐定之價格為準，得獎者不得提出異議。獎品不可退換、轉讓、兌換現金或其他產品。

All photos (if any), area and value of the Prize shown in promotional materials are for reference only and shall not constitute or be construed as constituting any express or implied offer, representation, undertaking or warranty on the part of the the Vendor, and are subject to the "as-is" state and condition at the time of handover. The value of the Prize is assessed by the Vendor and the Winner shall raise no objection thereto. The Prize shall not be refundable, transferred, or exchanged for cash or other items.

- (13) (i) 大鴻輝興業有限公司或其附屬公司之董事; (ii) 大鴻輝興業有限公司或其附屬公司的全職員工; 或 (iii) 大鴻輝會的會員，及 (iv) 賣方的所有職員，均不得參加大抽獎。

(i) Director(s) of Tai Hung Fai Enterprise Company Limited or its subsidiaries; (ii) full-time employee of Tai Hung Fai Enterprise Company Limited or its subsidiaries; or (iii) a member of THF Club, and (iv) all staff of the Vendor, are not eligible to participate in the Lucky Draw.

- (14) 賣方擁有全權及絕對酌情權根據本條款及細則的相關條文釐定買家是否符合資格參加大抽獎及/或領取獎品。

The Vendor has the sole and absolute discretion in determining a purchaser's eligibility to enter the Lucky Draw and/or receive the Prize, according to the relevant clauses in these terms and conditions.

- (15) 除合資格買家及賣方以外，並無其他人士有權按《合約〈第三者權利〉條例》強制執行本條款及細則的任何條文，或享有本條款及細則的任何條文下的利益。

No person other than the eligible purchasers and the Vendor will have any right under the Contracts (Rights of Third Parties) Ordinance to enforce or enjoy the benefit of any of the provisions of these terms and conditions.

- (16) 如有任何爭議，賣方的決定將為最終決定並不可推翻。

In case of any disputes, the decision of the Vendor shall be final and conclusive.

- (17) 本條款及細則受香港法律所管轄及按其詮釋。

These terms and conditions are governed by and construed in accordance with the laws of Hong Kong.

- (18) 如上述條款及細則之中、英文版本有任何差異，概以英文版本為準。

If there are discrepancies between the English and Chinese versions of these terms and conditions, the English version shall prevail.

推廣生意的競賽牌照號碼： 058684 及 058685 Trade Promotion Competition Licence No(s): 058684 and 058685

### 9. 「尚逸禮遇現金回贈」 Des Voeux W Residence Privilege Cash Rebate

(只適用於本價單所列之27樓A單位)

(Only applicable to Flat A on 27/F listed in this price list)

- (a) 如買方於2025年4月30日或之前簽署臨時合約及按買賣合約付清成交金額，買方可獲港幣\$380,000 的「尚逸禮遇現金回贈」。

If the Purchaser signs the PASP or before 30th April 2025, subject to the full settlement of the Transaction Price in accordance with the Agreement for Sale and Purchase, the Purchaser would be entitled to "Des Voeux W Residence Privilege Cash Rebate" of HK\$380,000.

- (b) 買方須於付清成交金額餘款日前最少30日，以書面向賣方申請「尚逸禮遇現金回贈」，賣方於收到申請並確認有關資料無誤後，「尚逸禮遇現金回贈」將直接用作支付買方應繳付之部份成交金額餘款。

The Purchaser shall apply to the Vendor in writing for the "Des Voeux W Residence Privilege Cash Rebate" at least 30 days before the date of settlement of the balance of the Transaction Price. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Des Voeux W Residence Privilege Cash Rebate" as part payment of the balance of the Transaction Price payable by the Purchaser directly.

- (c) 該優惠不能轉讓及轉移，及只能由買方本人行使及享用。

The benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

- (d) 該優惠受其他條款及細則約束。

The benefit is subject to other terms and conditions.

## 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

- 買方須負責其律師之律師費用。如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用，但買方仍須支付該兩項法律文件之雜費。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契，買方及賣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。

The Purchaser is liable to pay the legal costs incurred by his solicitors. If the Purchaser appoints the Vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment, but the Purchaser is still required to pay the disbursements on the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, 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(如有)的印花稅、任何從價印花稅、額外印花稅(如有)、買家印花稅(如有)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 but not limited to any stamp duty on any nomination or sub-sale (if any), any ad valorem stamp duty, special stamp duty (if any), buyer's stamp duty (if any) and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

## 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

- 一切製作、登記及完成發展項目大廈公契及管理協議（「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、任何法定聲明的費用、所購住宅的補充合約（如有）、按揭（如有）之登記費、法律費用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費用及其他支出，均由買方負責及支付。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development ("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, all registration fees, legal and other costs and disbursements in respect of any supplemental agreement (if 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.

- 如買方希望更改付款計劃，買方必須於不早於簽署正式買賣合約後30日但不遲於付清樓價餘額之日前30日或(如適用)正式買賣合約內訂明的發展項目的預計關鍵日期前30日(以較早者為準)向賣方提出申請，並須承擔行政費用港幣7,500 以及有關更改付款計劃及就其簽署附加合約的律師費用及雜費(如有)。對前述更改之申請及申請條件的批准與否，視乎賣方的最終決定。惟賣方保留絕對權利，拒絕批准買方的要求更改付款辦法。賣方就此方面所作的決定為最終決定，對買方具有約束力。

If the Purchaser wishes to change the payment plan, the Purchasers shall apply to the Vendor for such change not earlier than 30 days after the date of signing of the Formal Agreement for Sale and Purchase but not later than 30 days before the date of settlement of the balance of purchase price or (if applicable) not later than 30 days before the estimated material date for the Development as specified in the Formal Agreement for Sale and Purchase (whichever is earlier) and bear HKD 7,500 as administrative fee and all solicitor's cost and disbursements (if any) in relation to change of payment plan and signing of supplemental agreement in respect of the same. The approval or disapproval of the aforesaid application for change and the application conditions are subject to the final decision of the Vendor. The Vendor reserves the absolute right to reject the Purchaser's request to change the payment methods. The Vendor's

decision in this regard shall be final and binding on all Purchaser(s).

備註 : Note:

- (a) 所有就購買該發展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所有相關事項，包括但不限於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 all relevant matters including but not limited to 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.

- (b) 所有由賣方將提供用以支付成交金額餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。

For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of the Transaction Price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand by the Vendor refund the relevant cash rebate(s) to the Vendor.

- (c) 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.

**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	世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
美聯物業代理有限公司 Midland Realty International Limited	香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association 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

香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited	信立地產代理有限公司 Snap Property Agency Limited
搜房(香港)集團有限公司 Soufun (Hong Kong) Group Limited	

請注意：任何人可委任任何地產代理在購買該發展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.

賣方就發展項目指定的互聯網網站的網址為：[www.desvoeuxwresidence.com.hk](http://www.desvoeuxwresidence.com.hk)。

The address of the website designated by the vendor for the Development is: [www.desvoeuxwresidence.com.hk](http://www.desvoeuxwresidence.com.hk).

附錄 1 送贈傢俱及物件優惠 (只適用於 27 樓 A 單位)  
Annex 1 Free Furniture and Chattels Offer (only applicable to Flat A on 27/F)

27 樓 A 單位傢俱及物件清單  
List of furniture and chattels of Flat A, 27/F

Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Living/Dining Room 客/飯廳</b>			
Sofa with 2 side tables 沙發連兩張茶几	1	Painting 畫	1
Cushion with cover 咕啞連套	4	Rug 地氈	1
Decorative light 裝飾燈	1	Cup 杯	1
Plate 碟	1	Cloth art 布藝	1
Painting with hanging rods 畫連掛桿	1	Hanging rod 掛桿	1
Hook 掛鉤	4	Pot stand 煲墊	1
Table mat 枱墊	2	Bowl 碗	2
Water jar 水瓶	1	Cake stand 蛋糕架	1
Dining Table 餐桌	1	Napkin 餐巾	2
Dining Chair 餐椅	2	Dining Spoon 餐匙	2
Dining Knife 餐刀	2	Plate 餐碟	2
Dining Fork 餐叉	2	Wine Glass 酒杯	2
Artificial Flower 人造花	10	Glass 玻璃杯	4
Glass Cover with base 玻璃單連底盤	1	Vase 花瓶	1
<b>Open Kitchen 廚房</b>			
Wine Glass 酒杯	2	Cooking Pot 煮食鍋具	1
Tongs 夾	1	Spatula 鑊鏟	1
Spoon 匙羹	1	Salt jar 鹽缸	1
Soup spoon 湯舀	3	Tray 盤	1
Kitchen utensils holder 廚具放置架	1	--	--
<b>Bedroom 1 睡房 1</b>			
Stool 凳子	1	Desk Lamp 枱燈	1
Glass 玻璃杯	1	Book 書	5
Table Mat 枱墊	1	Pen Holder 筆筒	1
		Box 盒	1
Speaker 喇叭	1	Organiser bag 收納袋	1

Mirror 鏡	1	Light bulb with light cover 燈泡連燈罩	1
Bumper pads 防撞膠粒	3	Bottle 樽	1
<b>Master Bedroom</b>			
Clothes 衣服	4	Mattress 床褥	1
Bag 袋	1	Pillows with cover 枕頭連套	2
Candle 蠟燭	1	Bed sheet 床單	1
Clothes hanger 衣架	6	Duvet with cover 被及被袋	1
Book 書	4	Storage box 儲物盒	2
Jewellery box 手飾箱	1	Ear ring 耳環	2
Sunglasses 太陽眼鏡	1	Tray 盤	1
Cushion with cover 咕啞連套	3	--	--
<b>Bathroom 浴室</b>			
Shower Oil 沐浴油	1	Towel 毛巾	2
Hand wash 洗手液	1	Toilet paper roll 廁紙卷	1
Cleansing hand and body gel 洗手及沐浴露	1	Hand lotion 護手液	1
Decorative box 裝飾盒	5	--	--