

## 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	耀爵臺 Eugene Terrace	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	伯爵街 2A 號 2A Earl Street		
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)			14

印製日期 Date of Printing	價單編號 Number of Price List
18 <sup>th</sup> September 2013	1A

*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
30 <sup>th</sup> October 2013	1B	—
5 <sup>th</sup> May 2015	1C	✓
5 <sup>th</sup> May 2015	1D	—
12 <sup>th</sup> June 2015	1E	—

## 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.)									
				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
6	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>23,560,000</del> 23,088,800	<del>258,212</del> ( <del>23,992</del> ) 253,047 (23,512)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
7	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>23,980,000</del> 23,500,800	<del>262,815</del> ( <del>24,420</del> ) 257,563 (23,932)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
8	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>25,130,000</del> 24,628,000	<del>275,418</del> ( <del>25,594</del> ) 269,917 (25,079)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
9	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>25,450,000</del> 25,080,000	<del>278,926</del> ( <del>25,916</del> ) 274,870 (25,540)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
10	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>25,830,000</del> 25,399,800	<del>283,090</del> ( <del>26,303</del> ) 278,375 (25,865)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
11	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>26,630,000</del> 26,098,000	<del>291,858</del> ( <del>27,118</del> ) 286,027 (26,576)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
12	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>27,060,000</del> 26,518,800	<del>296,570</del> ( <del>27,556</del> ) 290,639 (27,005)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
15	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>27,490,000</del> 26,950,000	<del>301,283</del> ( <del>27,994</del> ) 295,365 (27,444)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
16	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>27,920,000</del> 27,361,600	<del>305,996</del> ( <del>28,432</del> ) 299,876 (27,863)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
17	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>28,350,000</del> 27,850,000	<del>310,709</del> ( <del>28,870</del> ) 305,229 (28,360)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
18	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>28,850,000</del> 28,350,000	<del>316,189</del> ( <del>29,379</del> ) 310,709 (28,870)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--

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 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
19	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>29,350,000</del> 28,851,050	<del>321,669</del> (29,888) 316,200 (29,380)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
20	91.243 (982) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	<del>29,980,000</del> 29,380,800	<del>328,573</del> (30,530) 322,006 (29,919)	2.755 (30)	2.925 (31)	--	--	--	--	--	--	--	--
21 - 22	184.533 (1986) 露台 Balcony:4.200 (45); 工作平台 Utility Platform:1.500 (16)	87,880,000	476,229 (44,250)	2.755 (30)	1.426 (15)	--	5.824 (63)	--	--	12.696 (137)	7.295 (79)	--	--

### 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 section 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，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 條及附二第 2 部的計算得出的。  
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：於第(4)段中：

(a) 「售價」指本價單第二部份中所列表之住宅物業的售價。

(b) 「樓價」指臨時買賣合約中訂明的住宅物業的實際售價，因應不同支付條款及/或折扣按售價計算得出的價目，皆以捨位到最接近的百位數作為樓價。

Note: In paragraph (4):

(a) “Price” means the price of the residential property set out in Part 2 of this Price List.

(b) “Purchase Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.

The price obtained after applying the relevant terms of payment and /or applicable discounts on the Price will be rounded down to the nearest hundred to determine the Purchase Price.

- (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樓價 5% 之金額作為臨時訂金，其中 HK\$500,000 之部分臨時訂金以銀行本票支付，臨時訂金的餘額可以本票或支票支付，本票及支票抬頭請寫「羅文錦律師樓」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit which is equivalent to 5% of the Purchase Price. HK\$500,000 being part of the Preliminary Deposit will be paid by cashier order and the balance of the Preliminary Deposit may be paid by cashier order(s) or cheque(s). The cashier order and cheque should be payable to “Lo & Lo”.

- (A) 60 天付款計劃 (照售價減 10%) 60-day Payment Method (10% discount from the Price)

1) 樓價 5% (臨時訂金) 於簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.

2) 樓價 5% (再期訂金) 於簽署臨時買賣合約後 14 天內支付。

5% of Purchase Price (further deposit) to be paid within 14 days after signing of the Preliminary Agreement for Sale and Purchase.

3) 樓價 5% (部份樓價) 於簽署臨時買賣合約後 30 天內支付。

5% of Purchase Price (part payment of Purchase Price) to be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

4) 樓價 85% (樓價餘額) 於簽署臨時買賣合約後 60 天內支付。

85% of Purchase Price (balance of Purchase Price) to be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 90 天付款計劃 (照售價減 5%) 90-day Payment Method (5% discount from the Price)

1) 樓價 5% (臨時訂金) 於簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.

2) 樓價 5% (再期訂金) 於簽署臨時買賣合約後 14 天內支付。

5% of Purchase Price (further deposit) to be paid within 14 days after signing of the Preliminary Agreement for Sale and Purchase.

3) 樓價 5% (部份樓價) 於簽署臨時買賣合約後 30 天內支付。

5% of Purchase Price (part payment of Purchase Price) to be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

4) 樓價 5% (部份樓價) 於簽署臨時買賣合約後 60 天內支付。

5% of Purchase Price (part payment of Purchase Price) to be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

5) 樓價 80% (樓價餘額) 於簽署臨時買賣合約後 90 天內支付。

80% of Purchase Price (balance of Purchase Price) to be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(C) 180 天付款計劃 180-day Payment Method

1) 樓價 5% (臨時訂金) 於簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.

2) 樓價 5% (再期訂金) 於簽署臨時買賣合約後 14 天內支付。

5% of Purchase Price (further deposit) to be paid within 14 days after signing of the Preliminary Agreement for Sale and Purchase.

3) 樓價 5% (部份樓價) 於簽署臨時買賣合約後 30 天內支付。

5% of Purchase Price (part payment of Purchase Price) to be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

4) 樓價 5% (部份樓價) 於簽署臨時買賣合約後 60 天內支付。

5% of Purchase Price (part payment of Purchase Price) to be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

5) 樓價 80% (樓價餘額) 於簽署臨時買賣合約後 180 天內支付。

80% of Purchase Price (balance of Purchase Price) to be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(D) 60 天付款計劃並一次性購買 6 個分層單位 (照售價減 10%) 60-day Payment Method and purchase 6 flats in total by single transaction (10% discount from the Price)

- 1) 樓價 5% (臨時訂金) 於簽署臨時買賣合約時支付。  
5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.
- 2) 樓價 95% (樓價餘額) 於簽署臨時買賣合約後 60 天內支付。  
95% of Purchase Price (balance of Purchase Price) to be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

**(ii) 售價獲折扣的基礎 Basis on which any discount on the price is available**

見(4)(i)

See (4)(i)

**「印花稅津貼」優惠 "Subside of Stamp Duty" Benefit**

購買耀爵臺單位之買方可獲賣方提供相等於該物業在扣除所有以上折扣後的售價之 4.25% 之印花稅津貼優惠，該優惠在成交後 60 天內退回。

The Purchasers of Eugene Terrace shall be entitled to a "Subside of Stamp Duty" equivalent to 4.25% of the Price of the relevant unit (after deduction of all above discounts). This benefit will be refund within 60days after the Unit completion.

**(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 financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development**

(a) 見(4)(i) 及(4)(ii)

See (4)(i) and (4)(ii)

(b) **優先認購住宅停車位 Priority in Purchase of Residential Parking Space**

於 2015 年 7 月 31 日或以前首 6 個購入分層單位的買家，可獲優先以港幣伍拾萬圓正認購耀爵臺一樓至三樓的一個住宅車位之權利。

Those who purchased the first six single unites on or before 31<sup>st</sup> day of July 2015 shall have the right to purchase any one of the residential parking spaces on the 1<sup>st</sup> and 3<sup>rd</sup> floors of Eugene Terrace at the value of HK\$500,000.00.

(c) **選擇(D)付款方式的買家 The Purchaser who chooses Payment Method defined in (D) of Terms of Payment**

於 2015 年 6 月 20 日或以前首位根據(D)付款方式的買家，隨購買物業同時可獲贈送二樓及三樓的 1，2，3 號共六個停車位及地下兩個電單車位，並附送分層單位室內裝修。

Those who first purchased 6 flats defined in (D) of Terms of Payment on or before 20<sup>th</sup> June 2015 shall have right to be given the

residential parking spaces Nos 1,2,3 respectively on 2<sup>nd</sup> and 3<sup>rd</sup> Floors of Eugene Terrace and 2 motorcycle parking spaces on Ground Floor of Eugene Terrace and have free decoration of the said purchased 6 flats by single transaction.

**(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**

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有關購買的所有法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式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 respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchase shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方需支付印花稅包括但不限於從價印花稅，買家印花稅\*及額外印花稅\*(\*如適用)

All stamp duty payments including, but not limited to: Ad valorem Stamp Duty, Buyers' Stamp Duty\* and Special Stamp Duty\* payments will be borne by the Purchaser (\*if applicable)

**(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**

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee 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 a 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：中原地產代理有限公司。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。

The vendor has appointed estate agents to act in the sale of any specified residential property in the development: Centaline Property Agency Limited. 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.eugene-terrace.com](http://www.eugene-terrace.com)  
The address of the website designated by the Vendor for the development is : [www.eugene-terrace.com](http://www.eugene-terrace.com)