

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	遠晴 Le Riviera	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	筲箕灣東大街23號 23 Shau Kei Wan Main Street East		
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)			98

印製日期 Date of Printing	價單編號 Number of Price List
2/8/2014	2

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
12/8/2014	2A	√

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.)									
樓層 Floor	單位 Flat				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
3	B	23.485 (253) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0)	5,233,000	222,823 (20,684)	--	0.887 (10)	--	7.286 (78)	--	--	--	--	--	--
5	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	4,752,000	186,463 (17,343)	--	0.887 (10)	--	--	--	--	--	--	--	--
6	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	4,848,000	190,230 (17,693)	--	0.887 (10)	--	--	--	--	--	--	--	--
6	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	4,843,000	189,758 (17,611)	--	0.887 (10)	--	--	--	--	--	--	--	--
7	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	4,945,000	194,036 (18,047)	--	0.887 (10)	--	--	--	--	--	--	--	--
7	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,013,000	196,419 (18,229)	--	0.887 (10)	--	--	--	--	--	--	--	--
9	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	4,995,000	195,998 (18,230)	--	0.887 (10)	--	--	--	--	--	--	--	--
9	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,063,000	198,378 (18,411)	--	0.887 (10)	--	--	--	--	--	--	--	--
10	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,019,000	196,939 (18,318)	--	0.887 (10)	--	--	--	--	--	--	--	--
10	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,088,000	199,357 (18,502)	--	0.887 (10)	--	--	--	--	--	--	--	--

Price List No. 2A

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.)									
樓層 Floor	單位 Flat				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
11	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,190,000	179,763 (16,682)	--	--	--	--	--	--	--	--	--	--
12	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,226,000	180,664 (16,766)	--	--	--	--	--	--	--	--	--	--
15	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,263,000	181,589 (16,852)	--	--	--	--	--	--	--	--	--	--
16	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,299,000	182,489 (16,935)	--	--	--	--	--	--	--	--	--	--
17	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,335,000	183,389 (17,019)	--	--	--	--	--	--	--	--	--	--
18	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,409,000	185,239 (17,190)	--	--	--	--	--	--	--	--	--	--
19	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,409,000	185,239 (17,190)	--	--	--	--	--	--	--	--	--	--
20	A	39.997 (431) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,669,000 7,707,000	191,739 (17,794) 192,689 (17,882)	--	--	--	--	--	--	--	--	--	--
20	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,381,000	211,144 (19,639)	--	0.887 (10)	--	--	--	--	--	--	--	--
20	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,454,000	213,698 (19,833)	--	0.887 (10)	--	--	--	--	--	--	--	--

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.)									
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
21	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,434,000	213,223 (19,832)	--	0.887 (10)	--	--	--	--	--	--	--	--
21	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,509,000	215,853 (20,033)	--	0.887 (10)	--	--	--	--	--	--	--	--
22	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,488,000	215,342 (20,029)	--	0.887 (10)	--	--	--	--	--	--	--	--
22	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,564,000	218,008 (20,233)	--	0.887 (10)	--	--	--	--	--	--	--	--
23	B	25.485 (274) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,544,000	217,540 (20,234)	--	0.887 (10)	--	--	--	--	--	--	--	--
23	C	25.522 (275) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 0.000 (0)	5,620,000	220,202 (20,436)	--	0.887 (10)	--	--	--	--	--	--	--	--
26	A	40.320 (434) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	8,116,000 8,156,000	201,290 202,282 (18,793)	--	--	--	--	--	--	--	--	--	--
26	D	48.983 (527) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,446,000	213,258 (19,822)	--	0.913 (10)	--	--	--	--	--	--	--	--
27	A	40.320 (434) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,198,000	203,323 (18,889)	--	--	--	--	--	--	--	--	--	--
27	D	48.983 (527) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,552,000	215,422 (20,023)	--	0.913 (10)	--	--	--	--	--	--	--	--

Price List No. 2A

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，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) 註：於本第4節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢），因應不同支付條款及／或折扣按售價計算得出之價目，向下取最近的千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and the agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded down to the nearest thousand to determine the Transaction Price.

支付條款 Terms of payment

90天付款計劃 - 照售價

- 1) 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，並須於5個工作日內簽署買賣合約。
- 2) 成交金額 10% 加付訂金於買方簽署買賣合約時繳付。
- 3) 成交金額 85%於買方簽署臨時買賣合約後90天內繳付。

90-day Payment - Price

- 1) 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
- 2) 10% of the Transaction Price being Further Deposit shall be paid upon signing of the agreement for sale and purchase.
- 3) 85% of the Transaction Price shall be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.

- (4)(ii) 售價獲得折扣的基礎

Basis on which any discount on the price is available

- (a) 從價印花稅優惠 Ad Valorem Stamp Duty Benefit

買方可獲額外售價 3% 折扣優惠作為「從價印花稅優惠」。

An extra 3% discount from the Price would be offered to the purchasers as the "Ad Valorem Stamp Duty Benefit".

- (b) 「置業升級」優惠 "Home Purchase" Benefit

購買本價單中所列之A, D單位之買方可獲以售價計算的3%之售價折扣。

For purchasing a unit A or unit D listed in this Price List, the purchaser will be offered a 3% discount on the Price.

(c) 「傢俬套餐津貼」優惠 "Furniture Package Subsidy" Benefit
購買本價單中所列之A, D單位之買方可獲以售價計算的3%之售價折扣；購買本價單中所列之B, C單位之買方可獲以售價計算的1.5%之售價折扣。
For purchasing unit A or unit D listed in this price list, the purchaser will be offered a 3% discount on the price. For purchasing unit B or unit C listed in this price list, the purchaser will be offered a 1.5% discount on the price.

(d) 折扣優惠 Discount on Price
以下合資格人士在沒有委任地產代理之情況下，可獲以售價計算的2%之進一步售價折扣。合資格人士包括：
(a) 協成行發展有限公司之各董事/員工或該等董事/員工所持有或控制或有權益之公司。

The following qualified persons shall be offered by the Vendor a further discount of 2% of the purchase price of the relevant unit (after deduction of all discounts) upon completion of the sale and purchase on the condition of no appointment of estate agent. Qualified persons include:-

(a) Hip Shing Hong (Holdings) Company Limited's directors/members of staff, companies owned or controlled by such directors/members of staff and/or interests associated with any of them.

(4)(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

準買家可享以下第二按揭之優惠。
Any purchaser can enjoy the offer of second mortgage.

「第二按揭」貸款條款 Terms for "Second Mortgage"

買方可向賣方指定銀行申請第一按揭貸款，並同時向賣方或其相聯公司申請最高達成交金額15%之第二按揭，惟買方必需遵守下列第二按揭條款：
The Purchaser can apply for a first mortgage with the Vendor's designated bank ("first mortgagee") and can apply for a second mortgage for a loan amount of up to 15% of the transaction price of the property from the Vendor or its associated company subject to the following conditions of the second mortgage:

1) 買方須先獲取第一按揭銀行同意該物業作第二按揭，並能出示足夠文件證明第一及第二按揭之每月總還款額不超過其每月總收入之半。

The Purchaser shall have obtained the prior consent of the first mortgagee to the second mortgage and shall provide satisfactory documents to prove that the total amount of monthly repayment of the first mortgage and second mortgage shall not be greater than 50% of the Purchaser's monthly income.

2) 第一按揭及第二按揭總額不高於樓價之85%。

The total sum of the first mortgage and the second mortgage shall not be greater than 85% of the purchase price.

3) 第二按揭之貸款年期不可超過25年或第一按揭之貸款年期(以較短者為準)。

The repayment term of the second mortgage shall not exceed 25 years or the tenor of the first mortgage (whichever is shorter).

4) 第二按揭首二十四個月之利率按香港上海匯豐銀行不時之港元最優惠利率(後稱“優惠利率”)減1.5%(P-1.5%p.a.)計算，其後全期按優惠利率計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立。

Interest on the second mortgage loan will be calculated at 1.5% below the Hong Kong Dollar Prime Rate (P-1.5%p.a.) as quoted by Hong Kong and Shanghai Banking Corporation Limited ("the Hong Kong Dollar Prime Rate") from time to time for the first 24 months and thereafter at the Hong Kong Dollar Prime Rate, subject to fluctuation. The second mortgage is subject to the "designated bank" offering the first mortgage loan mentioned above.

5) 所有第二按揭之法律文件必須由賣方或其相聯公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。

All legal documents of the second mortgage shall be prepared and handled by the solicitors designated by the Vendor or its associated company and all relevant legal costs and disbursements shall be borne by the Purchaser solely.

6) 賣方保留批核第二按揭之權利。

The Vendor reserves the right to decide whether or not to approve the second mortgage loan.

7) 「特約銀行」為渣打銀行(香港)有限公司, 交通銀行股份有限公司香港分行, 中國銀行(香港)有限公司及恒生銀行有限公司。

"Designated bank" means Standard Chartered Bank (HK) Limited, Bank of Communications Co., Ltd. Hong Kong Branch, Bank of China (Hong Kong) Limited and Hang Seng Bank Limited.

(4)(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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其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.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、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, 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.

(4)(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

有關其他法律文件如：附加合約、委託書、有關樓宇交易之地契、大廈公契及其他樓契之律師費、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，一切有關買賣發展項目指明住宅物業按揭的法律及其他費用亦均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, 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 bear the legal costs and other 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：

The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

協成行(代理)有限公司
HIP SHING HONG (AGENCY) LIMITED

中原地產代理有限公司
CENTALINE PROPERTY AGENCY LIMITED

香港置業(地產代理)有限公司
HONG KONG PROPERTY SERVICES (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

世紀21測量行有限公司
CENTURY 21 SURVEYORS LIMITED

長城物業有限公司
CHEONG SHING PROPERTY CO. LIMITED

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為：<http://www.le-riviera.com>

The address of the website designated by the vendor for the development is: <http://www.le-riviera.com>

Price List No. 2A