

第一部份：基本資料 Part 1: Basic Information

價單 Price List

發展項目名稱 Name of Development	尚宜 Artique	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	新樂街 38 號 No. 38 San Lok 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)		30	
印製日期 Date of Printing	價單編號 Number of Price List		
30/09/2021	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

第二部分：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential			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) 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 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
尚宜 Artique	1	A	18.710 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,272,000	228,327 (21,254)	-	-	-	4.699 (51)	-	--	-	--	--	--
	1	B	24.100 (259) 露台 Balcony: - 工作平台 Utility Platform: -	5,099,000	211,577 (19,687)	-	-	-	0.886 (10)	-	--	-	--	--	--
	1	C	15.693 (169) 露台 Balcony: - 工作平台 Utility Platform: -	3,070,000	195,629 (18,166)	-	-	-	-	-	--	-	--	--	--
	1	D	15.616 (168) 露台 Balcony: - 工作平台 Utility Platform: -	3,182,000	203,765 (18,940)	-	-	-	-	-	--	-	--	--	--
	1	E	12.852 (138) 露台 Balcony: - 工作平台 Utility Platform: -	2,825,000	219,810 (20,471)	-	-	-	3.549 (38)	-	--	-	--	--	--
	1	F	14.142 (152) 露台 Balcony: - 工作平台 Utility Platform: -	3,421,000	241,904 (22,507)	-	-	-	10.418 (112)	-	--	-	--	--	--

第二部分：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential			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 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
尚宜 Artique	2	A	18.710 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,142,000	221,379 (20,607)	-	-	-	-	-	-	-	-	-	
	2	B	24.100 (259) 露台 Balcony: - 工作平台 Utility Platform: -	5,232,000	217,095 (20,201)	-	-	-	-	-	-	-	-	-	
	2	C	15.693 (169) 露台 Balcony: - 工作平台 Utility Platform: -	3,261,000	207,800 (19,296)	-	-	-	-	-	-	-	-	-	
	2	D	15.616 (168) 露台 Balcony: - 工作平台 Utility Platform: -	3,242,000	207,608 (19,298)	-	-	-	-	-	-	-	-	-	
	2	E	12.852 (138) 露台 Balcony: - 工作平台 Utility Platform: -	2,760,000	214,753 (20,000)	-	-	-	-	-	-	-	-	-	
	2	F	14.142 (152) 露台 Balcony: - 工作平台 Utility Platform: -	3,025,000	213,902 (19,901)	-	-	-	-	-	-	-	-	-	

第二部分：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential			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 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
尚宜 Artique	3	A	18.710 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,321,000	230,946 (21,498)	-	-	-	-	-	-	-	-	-	
	3	B	24.100 (259) 露台 Balcony: - 工作平台 Utility Platform: -	5,415,000	224,689 (20,907)	-	-	-	-	-	-	-	-	-	
	3	C	15.693 (169) 露台 Balcony: - 工作平台 Utility Platform: -	3,342,000	212,961 (19,775)	-	-	-	-	-	-	-	-	-	
	3	D	15.616 (168) 露台 Balcony: - 工作平台 Utility Platform: -	3,323,000	212,795 (19,780)	-	-	-	-	-	-	-	-	-	
	3	E	12.852 (138) 露台 Balcony: - 工作平台 Utility Platform: -	2,871,000	223,389 (20,804)	-	-	-	-	-	-	-	-	-	
	3	F	14.142 (152) 露台 Balcony: - 工作平台 Utility Platform: -	3,100,000	219,205 (20,395)	-	-	-	-	-	-	-	-	-	

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物業的描述 Description of Residential			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 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
尚宜 Artique	5	A	18,710 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,455,000	238,108 (22,164)	-	-	-	-	-	-	-	-	-
	5	B	24,100 (259) 露台 Balcony: - 工作平台 Utility Platform: -	5,628,000	233,527 (21,730)	-	-	-	-	-	-	-	-	-
	5	C	15,693 (169) 露台 Balcony: - 工作平台 Utility Platform: -	3,558,000	226,725 (21,053)	-	-	-	-	-	-	-	-	-
	5	D	15,616 (168) 露台 Balcony: - 工作平台 Utility Platform: -	3,504,000	224,385 (20,857)	-	-	-	-	-	-	-	-	-
	5	E	12,852 (138) 露台 Balcony: - 工作平台 Utility Platform: -	3,057,000	237,862 (22,152)	-	-	-	-	-	-	-	-	-
	5	F	14,142 (152) 露台 Balcony: - 工作平台 Utility Platform: -	3,331,000	235,540 (21,914)	-	-	-	-	-	-	-	-	-

第二部分：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential			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 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	
尚宜 Artique	6	A	18,710 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,609,000	246,339 (22,930)	-	-	-	-	-	--	-	--	--	--	
	6	B	24,100 (259) 露台 Balcony: - 工作平台 Utility Platform: -	5,823,000	241,618 (22,483)	-	-	-	-	-	--	-	--	--	--	
	6	C	15,693 (169) 露台 Balcony: - 工作平台 Utility Platform: -	3,682,000	234,627 (21,787)	-	-	-	-	-	--	-	--	--	--	--
	6	D	15,616 (168) 露台 Balcony: - 工作平台 Utility Platform: -	3,626,000	232,198 (21,583)	-	-	-	-	-	--	-	--	--	--	--
	6	E	12,852 (138) 露台 Balcony: - 工作平台 Utility Platform: -	3,254,000	253,190 (23,580)	-	-	-	-	-	--	-	--	--	--	--
	6	F	14,142 (152) 露台 Balcony: - 工作平台 Utility Platform: -	3,546,000	250,742 (23,329)	-	-	-	-	-	--	-	--	--	--	--

### 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)(i) **支付條款 Terms of Payment**

註：於本第 4 段內，「售價」指價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目(即售價經計算相關支付條款及適用折扣後之價錢)。因應相關支付條款及適用折扣按售價計算得出之價目，皆向下捨入計至百位數作為成交金額。

Note: In this paragraph 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 Agreement for Sale and Purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded down to the nearest hundred dollars to determine the Transaction Price.

#### 付款辦法 Payment Methods

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」）。臨時訂金之其中港幣\$100,000 須以銀行本票繳付，抬頭請寫「張葉司徒陳律師事務所」或“Vincent T.K. Cheung, Yap & Co.”。請另備支票

以補足臨時訂金之餘額，抬頭請寫「張葉司徒陳律師事務所」或“Vincent T.K. Cheung, Yap & Co.”。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price (“Preliminary Deposit”). HK\$100,000 being part of the Preliminary Deposit shall be paid by cashier order made payable to “Vincent T.K. Cheung, Yap & Co.” or “張葉司徒陳律師事務所”. Please prepare a cheque payable to “Vincent T.K. Cheung, Yap & Co.” or “張葉司徒陳律師事務所” to pay the balance of the Preliminary Deposit.

(A) 90 天付款計劃 90-day Payment Plan (照售價減 8%) (8% discount from the Price)

(1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 30 天內繳付。

5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.

(3) 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 90 天內繳付。

90% of Transaction Price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(B) 180 天付款計劃 180-day Payment Plan (照售價減 5%) (5% discount from the Price)

(1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase (“PASP”). The formal agreement for sale & purchase (“ASP”) shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 30 天內繳付。

5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.

(3) 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 180 天內繳付。

90% of Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(C) 270天付款計劃 270-day Payment Plan (昭售價減 3%) (3% discount from the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 30 天內繳付。  
5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 270 天內繳付。  
90% of Transaction Price being balance of Transaction Price shall be paid within 270 days after signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available

- (a) 請參閱第(4)(i)段。  
Please refer to paragraph (4)(i).
- (b) 「置業有禮」特別折扣 "Home Purchase" Special Discount:  
買方可獲額外 2% 售價折扣優惠作為「置業有禮」特別折扣。  
An extra 2% discount on the Price would be offered to the Purchasers as the "Home Purchase" Special Discount.
- (c) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit:  
買方可獲額外 2% 售價折扣優惠作為「印花稅津貼」優惠。  
An extra 2% discount on the Price would be offered to the Purchasers as "Subsidy of Stamp Duty" Benefit.

(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

(A) 「大鴻輝會」會員現金回贈

"THF Club" Member Cash Rebate

凡於2021年11月8日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，可獲發展商提供「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樓價的3%。詳情請參閱如下(i)及(ii)。

Where the preliminary agreement for sale and purchase is signed on or before 8 November 2021, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a "THF Club" Member Cash Rebate offered by the Developer which amount shall be equal to 3% of the purchase price. Please see below (i) and (ii) for details.

- (i) 買方須於付清樓價餘額之日前不少於30天內以書面向發展商申請「大鴻輝會」會員現金回贈，發展商會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於支付部份樓價餘額。  
The Purchaser shall apply to the Developer in writing for the "THF Club" Member Cash Rebate at least within 30 days before the date of settlement of the balance of the purchase price. After the Developer has received the application and duly verified that the information is correct, the Developer will apply the "THF Club" Member Cash Rebate for part payment of the balance of the purchase price directly.
- (ii) 「大鴻輝會」會員現金回贈受其他條款及細則約束。  
The "THF Club" Member Cash Rebate is subject to other terms and conditions.

(B) 送贈傢俱優惠

Free Furniture Offer

- a. 3樓A單位（「該單位」）之買方可免費獲贈本價單附錄1所述之相關住宅物業之裝飾、傢俱和物件（『該批傢俱』）。  
The purchaser of Flat A on 3/F ("this Unit") will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 1 hereto (those "Furniture") at no consideration.
- b. 送贈傢俱優惠不能轉讓及轉移，及只能由該單位買方本人享用。  
The Free Furniture Offer is non-assignable and non-transferable and can only be enjoyed by the purchaser(s) of this Unit personally.
- c. 賣方或其代表不會就該批傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。  
該批傢俱將於該單位成交日以成交時之狀況連同該單位交予買方。任何情況下，買方不得就該批傢俱提出任何異議或質詢。  
No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser(s) upon completion of the sale and purchase of this unit in such condition as at completion together with this unit. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser(s) in respect of the Furniture.
- d. 為免生疑，即使賣方因任何原因未能將任何該批傢俱以現狀形式或未能將任何傢該批俱贈與買方，買方仍須履行其在臨時買賣合約及正式買賣合約項下的所有責任及完成購買該單位。本優惠受其他條款及條件約束。  
For the avoidance of doubt, the Purchaser shall be obliged to perform all his obligations under the preliminary agreement for sale and purchase and the agreement for sale and purchase and complete the purchase of this Unit even if any of those Furniture on an "as is" basis or at all for whatever reason. This offer is subject to other terms and conditions.



(C) 延長欠妥之處保養優惠

**Extended Defect Maintenance Offer**

凡住宅物業或裝置、裝修物料及設備(定義見有關買賣合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約下的原則下，買方可於該物業的成交日後12個月內向賣方發出書面通知，賣方須在收到書面通知後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「延長欠妥之處保養優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長欠妥之處保養優惠」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 Vendor shall at its own costs and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 12 months after the date of completion of the sale and purchase of the relevant residential property, remedy any defects to the residential property or the fittings, finishes or appliances as set out in the relevant agreement for sale and purchase 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.

備註：  
Notes:

所有就購買該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 are offered to firsthand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

The Vendor has absolute discretion in deciding 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.

(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. 買賣雙方各自負責其代表律師擬備、完成及登記所有有關買賣法律文件的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in relation to the purchase.

2. 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**

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、為申請豁免買家印花稅及

/或從價印花稅新/較高稅率而須的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 required for application for exemption of buyer's stamp duty and/or new/higher rates of ad valorem stamp duty, 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.

(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	CENTRALINE 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

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.artique-hk.com。

The address of the website designated by the Vendor for the Development is: www.artique-hk.com.

附錄 1 送贈傢俱優惠 Annex 1 Gift Furniture Benefit

購買3樓A單位之買方免費獲贈家具如下：

The Purchaser of Flat A on 3/F will be provided with the Furniture as below free of charge:-

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
Open Kitchen開放式廚房					
Artificial Plant 人造植物	2	Glass Vase 玻璃花瓶	3	Seasoning Glass Bottle with Spoon 調味玻璃瓶連調味匙羹	2
Cooking Pot 煮食煲	1	Wooden Chopping Board 木砧板	1	Sauce Glass Bottle 調味玻璃瓶	1
Plastic Spoon 塑料羹	1	Plastic Tweezer 塑料鑷子	1	Plastic Turner 塑料鏟	1
Living/Dining Room 客飯廳					
Pendant Light 吊燈	1	Ceiling Mount Downlight 天花筒燈	1	Wardrobe 衣櫃	1
Screen 屏風	1	Curtain with Straps 窗簾連束帶	2	Storage Box 儲物盒	3
Sofa 梳化	1	Sheer 窗紗	2	Hanger 衣架	5
Sofa Cushion 梳化咕呢	2	Pelmet 窗簾殼	1	TV Wall with TV Mount 電視牆連電視支架	1
Small Table 摺疊式小餐枱	1	Curtain Track 窗簾路軌	2	Stool 凳子	2
Artwork藝術品	1	Tray 托盤	1	Plastic Apples 塑料蘋果	6
Duvet 被	1	Glass Vase 玻璃花瓶	1	Artificial Plant 人造植物	5
Bed Linen 床單	1	Mattress 床褥	1	Side Opening Bed with drawer 側開式油壓床連櫃桶	1
Duvet Cover 被套	1	Cushion 抱枕	4	Headboard with Light Tube 床頭板連燈管	1
Bed Blanket 床尾巾	1	Pillow 枕頭	2	Light Strip under Bed 床下燈帶	2
Bathroom 浴室					
Hand Wash Bottle 洗手液瓶	1	Artificial Plant with Pot 人造植物連植物盆	1	Towel with Towel Fix and Small Plate 毛巾連毛巾套及小碟	1
Bath Gel 視液瓶	2				