

## 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	上源 Le Pont	期數(如有) Phase No.(if any)	-
發展項目位置 Location of Development	新界屯門掃管笏路99號 99 So Kwun Wat Road, Tuen Mun, New Territories		
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)			1,154

印製日期 Date of Printing	價單編號 Number of Price List
1/9/2020	5

### 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
-	-	-

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.)									
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
Tower 3A 第3A座	9	E	34.638 (373) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	6,378,000	184,133 (17,099)	--	--	--	--	--	--	--	--	--	--

### 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 purchaser(s) 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，就有關指明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 specified 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，就有關指明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 specified 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) 註：在本第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約（下稱「臨時合約」）中訂明的住宅物業的實際金額。因應相關折扣（如有）按售價計算得出之價目，皆以進位到最接近千位數作為成交金額。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In this 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 "PASP"). The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.

買方於簽署臨時合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

Upon signing of the PASP, the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

付款計劃:

Payment Plan:

**(A) 120 天即供優惠付款計劃 120-day Cash Payment Plan （照售價減 8%） (8% discount on the Price)**

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。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(下稱「正式合約」)。

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

2. 買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。

5% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.

3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

**(B) 120 天一按付款計劃 120-day First Mortgage Loan Payment Plan (照售價減 5%) (5% discount on the Price)**

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。  
5% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.
3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

**(E) 120 天靈活一按付款計劃 120-day Flexible First Mortgage Loan Payment Plan (照售價減 3%) (3% discount on the Price)**

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。  
5% of the Transaction Price being further deposit shall be paid within 60 days by the purchaser(s) after signing of the PASP.
3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

(4)(ii)

**售價獲得折扣的基礎**

The basis on which any discount on the Price is made available

- (a) 請參閱上述第(4)(i)段。  
Please refer to paragraph (4)(i) above.

**(b) 「香港萬客會」會員折扣 Privilege for “Vanke Club Hong Kong” Member**

在簽署臨時合約當日，買方如屬「香港萬客會」會員，可獲額外 1%售價折扣優惠。每位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以香港註冊成立的公司名義）須為「香港萬客會」會員，方可享此折扣優惠。

An extra 1% discount on the Price would be offered to the purchaser(s) who is a “Vanke Club Hong Kong” member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is an individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a corporation incorporated in Hong Kong) should be a “Vanke Club Hong Kong” member on the date of signing of the PASP in order to enjoy the discount offer.

**(c) 置業折扣 Home Purchase Discount**

簽署臨時合約購買本價單中所列之住宅物業，可獲額外 2%售價折扣優惠。

An extra 2% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

**(d) 印花稅津貼折扣 Stamp Duty Subsidy Discount**

買方購買本價單中所列之住宅物業可獲額外 5%售價折扣優惠。

An extra 5% discount on the Price would be offered to the purchaser(s) of a residential property listed in this price list.

**(e) 萬科集團員工置業折扣 Vanke Staff Purchasing Discount**

如買方（或構成買方之任何人士）屬任何「萬科集團合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲額外 2% - 5% 售價折扣優惠，折扣優惠受萬科集團內部條款約束。

If the purchaser(s) (or any person comprising the purchaser(s)) is a “qualified person of Vanke Group”, provided that the purchaser(s) did not appoint any estate agent to act for him/her in the purchase of the residential property(ies), an extra 2% - 5% discount on the Price would be offered, subject to the internal regulation of Vanke Group.

「萬科集團合資格人士」指萬科企業股份有限公司及其附屬公司、印力集團控股有限公司、或 GLP Pte. Ltd.之任何董事、員工及其直系親屬（任何個人的配偶、父母、子女為該個人之「直系親屬」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在近親關係保留最終決定權）。

“Qualified Person of Vanke Group” means any director or employee (and his/her close family member (a spouse, parent, child of a person is a “close family member” of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of China Vanke Co., Limited and its subsidiaries, SCPG Holdings Co., Ltd., and GLP Pte. Ltd.

買方須在遞交購樓意向登記表格時或前提供令賣方滿意的證據證明其為萬科集團合資格人士及（如適用）直系親屬關係，賣方就相關買方是否萬科集團合資格人士及（如適用）存在直系親屬關係有最終決定權，而賣方之決定為最終及對買方具有約束力。

The purchaser(s) shall on or before submission of the Registration of Intent form on the spot provide evidence for proof of being a (if applicable) “Qualified Person of Vanke Group” to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision shall be final and binding on the purchaser(s).

(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**

- (a) 請參閱上述第(4)(i) 及 (4)(ii)段。  
Please refer to paragraph (4)(i) and (4)(ii) above.

**(b) 第一按揭貸款（只適用於選擇第(4)(i)段中付款計劃(B)之買方） First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (B) in paragraph (4)(i))**

- (1) 買方可向賣方指定的一按揭財務機構（「指定財務機構」）申請一按揭貸款（「第一按揭貸款」）。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。

Purchaser(s) can apply for first mortgage loan (“first mortgage loan”) from the Vendor’s designated first mortgage financing company (“designated financing company”). The Vendor’s designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.

- (2) 成交金額為港幣 833 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的 80%；成交金額為港幣 833 萬以上但港幣 1,000 萬以下的住宅物業的第一按揭貸款最高金額為港幣 500 萬加成交金額的 20%；成交金額為港幣 1,000 萬或以上的住宅物業的第一按揭貸款最高金額為成交金額的 70%。  
The maximum amount of first mortgage loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is or under HK\$8.33 million. The maximum amount of first mortgage loan shall be HK\$5 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$8.33 million but under HK\$10 million. The maximum amount of first mortgage loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is or over HK\$10 million.
- (3) 第一按揭貸款年期最長可達 25 年。  
The maximum tenor of the first mortgage loan is up to 25 years.
- (4) 第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減 2.5% p.a.計算。P 隨利率浮動調整，於本價單日期 P 為 5.25% p.a.。利率以指定財務機構最終審批結果決定。利率是指年利率。  
The interest rate of the first mortgage loan shall be calculated at 2.5% p.a. below the Hong Kong Dollar prime rate quoted by the designated financing company from time to time ("P"). P is subject to fluctuation. P as at the date of this price list is 5.25% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.
- (5) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (6) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明，親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。  
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.
- (7) 買方及擔保人(如有)須按財務機構要求提供足夠文件證明其還款能力。  
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.
- (8) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。  
All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.
- (9) 買方於決定申請第一按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。  
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.
- (10) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。  
The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
- (11) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。  
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

**(c) 靈活第一按揭貸款 (只適用於選擇第(4)(i)段中付款計劃(E)之買方) Flexible First Mortgage Loan (Only applicable to the purchaser(s) who has selected Payment Plan (E) and in paragraph (4)(i))**

- (1) 買方可向賣方指定的一按財務機構(「指定財務機構」)申請靈活第一按揭貸款(「第一按揭貸款」)。指定財務機構有權隨時停止提供第一按揭貸款而無須另行通知。第一按揭貸款主要條款及條件如下。  
Purchaser(s) can apply for Flexible First Mortgage Loan ("first mortgage loan") from the Vendor's designated first mortgage financing company ("designated financing company"). The Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice. The key terms and conditions of the first mortgage loan are as follows.
- (2) 第一按揭貸款年期最長可達 25 年。  
The maximum tenor of the first mortgage loan is up to 25 years.
- (3) 第一按揭貸款的最高金額為成交金額的 80%，惟貸款金額不可超過應繳付之成交金額餘款。首 15 個月之第一按揭貸款的利率以指定財務機構不時報價之港元最優惠利率("P")減 1.995% p.a. 計算，其後之第一按揭貸款的利率為 P 加 2.125% p.a. - 2.615% p.a. (取決於第一按揭貸款成數及指定財務機構之最終決定)。P 隨利率浮動調整，於本價單日期 P 為 5.375% p.a.。利率以指定財務機構最終審批結果決定。利率是指年利率。  
The maximum amount of first mortgage loan shall be 80% of the Transaction Price, provided that the amount of first mortgage loan shall not exceed the balance of the Transaction Price payable. Interest rate of the first mortgage loan for the first 15 months shall be the Hong Kong Dollar prime rate quoted by the designated financing company from time to time ("P") minus 1.995% p.a., thereafter at P plus 2.125% p.a. - 2.615% p.a. (subject to loan to value ratio of first mortgage loan and the final decision of the designated financing company). P is subject to fluctuation. P as at the date of this price list is 5.375% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.
- (4) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.

- (5) 買方及擔保人(如有)須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明,親身前往指定財務機構辦理第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及指定財務機構所須文件之副本,所有提交的文件,一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。  
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.
- (6) 買方及擔保人(如有)須按財務機構要求提供足夠文件證明其還款能力。  
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.
- (7) 所有有關第一按揭之法律文件須由指定財務機構指明的代表律師樓擬備。如成功申請,買方須單獨繳付所有有關第一按揭貸款之一切律師費用及其他開支。  
All legal document in relation to the first mortgage must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.
- (8) 買方於決定申請第一按揭貸款前,敬請先向指定財務機構查詢有關詳情,以上所有主要條款、優惠(如有)及第一按揭貸款批出與否,指定財務機構有最終決定權。不論第一按揭貸款獲批與否,買方仍須完成購買住宅物業及繳付住宅物業的成交金額全數。就第一按揭貸款之批核,賣方並無給予或視之為已給予任何聲明或保證。  
The purchaser(s) is advised to enquire with the designated financing company on details before deciding to apply for the first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the first mortgage loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Transaction Price of the residential property irrespective of whether the first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the first mortgage loan.
- (9) 第一按揭貸款受指定財務機構不時所訂之其他條款及細則約束。  
The first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company.
- (10) 有關第一按揭貸款之批核與否及按揭條款及條件以指定財務機構之最終決定為準,且於任何情況下賣方均無須為此負責。  
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

**(d) 萬科成長計劃 Vanke Education Scheme**

簽署臨時合約購買任何本價單所列之住宅物業之買方，每購一個住宅物業並按照該住宅物業的正式合約完成購買該住宅物業，可獲一張關於萬科成長計劃(「該計劃」)的不可轉讓的合資格證書(「合資格證書」)。若合資格學生(不超過 7 歲)能成功入讀約克國際幼稚園 / 幼兒園(屯門)\* (「學校」)，首 12 個月則能享有當時適用學費的八折優惠(「該優惠」)。為免生疑問，該優惠只適用於合資格學生入讀學校之首 12 個月學費。上述計劃受學校所訂之條款及條件限制，詳情以相關優惠確認文件條款作準。如有任何爭議，賣方及學校擁有最終決定權。

The purchaser(s) who signs the PASP to purchase any residential property in this price list will receive one (1) non-transferable certificate of eligibility ("Certificate of Eligibility") for Vanke Education Scheme ("Scheme") for each such residential property purchased provided that the purchaser(s) has completed the purchase of such residential property in accordance with the ASP of such residential property. If an Eligible Student (under the age of 7) shall be admitted to York Montessori International Pre-school (Tuen Mun)\* ("the School"), 20% discount on the then prevailing and applicable tuition fee for the Eligible Student's first 12 months in the School (the "Discount") will be offered. For avoidance of doubt, the Discount shall only be applied towards the tuition fee(s) concerning an Eligible Student's first 12 months in the School. The Scheme is subject to the terms and conditions prescribed by the School. This benefit is subject to the terms and conditions of the relevant confirmation documents. In case of any dispute, the decision of the Vendor and the School is final.

\*所有名稱以教育局最後批准為準

\*All names will be subject to final approval by Education Bureau

(5)

**誰人負責支付買賣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**

- (a) 如買方選用賣方代表律師處理正式合約、按揭及轉讓契，賣方同意支付正式合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭及／或轉讓契，買方及賣方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。  
If the purchaser(s) appoints the Vendor's solicitors to handle the ASP, mortgage and assignment, the Vendor agrees to bear the legal cost of the ASP and the assignment. If the purchaser(s) chooses to instruct his own solicitors to handle the ASP, mortgage and/or assignment, each of the Vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅(包括但不限於任何額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。  
All stamp duties on the PASP, the ASP and the assignment (including but without limitation any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser(s).

(6)

**買方須為就買賣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**

擬備、登記及完成公契及管理協議(「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核證副本之費用、所購物業的正式合約及轉讓契之圖則費、為申請豁免買家印花稅及／或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購物業的按揭(如有)之法律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及其他實際支出，均由買方負責。

The purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "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 ASP 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 higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of 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.



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:

賣方委任的代理:

Agents appointed by the Vendor:

萬科香港物業代理有限公司 Vanke Hong Kong Estate Agency Company Limited

中原地產代理有限公司 Centaline Property Agency Limited

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees

云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

香港(國際)地產商會有限公司及旗下特許經營商 Hong Kong (International) Realty Association Limited and Franchisees

香港地產代理商總會及旗下特許經營商 Hong Kong Real Estate Agencies General Association and Franchisees

祥益地產代理有限公司 Many Wells Property Agency Limited

盛世地產物業代理有限公司 Sheng Sai Property Agents Limited

海外置業大聯盟(香港)有限公司 Oversea Property Alliance (HK) 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.

(7)

賣方就發展項目指定的互聯網網站的網址為：<http://www.lepont.com.hk/>

The address of the website designated by the Vendor for the Development is: <http://www.lepont.com.hk/>