

## 價單 Price List

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

發展項目名稱 <b>Name of Development</b>	伊甸雅苑 EDEN VILLA	期數（如有） <b>Phase No.(if any)</b>	--
發展項目位置 <b>Location of Development</b>	新界元朗米埔新村301-338號 Nos. 301- 338 Mai Po San Tsuen, Yuen Long, N.T.		
發展項目（或期數）中的住宅物業的總數 <b>The total number of residential properties in the development (or phase of the development)</b>			34

印製日期 <b>Date of Printing</b>	價單編號 <b>Number of Price List</b>
30/03/2016	1

修改價單（如有） **Revision to Price List (if any)**

修改日期 <b>Date of Revision</b>	經修改的價單編號 <b>Numbering of Revised Price List</b>	如物業價錢經修改，請以「✓」標示 <b>Please use "✓" to indicate changes to prices of residential properties</b>
		價錢 <b>Price</b>
16/01/2017	1j	✓

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 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
301	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>18,658,000</del> 20,524,000	<del>94,807</del> (8,899) 104,289 (9,690)	--	--	--	--	79.2 (853)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
308	182.4 (1,963) 露台 Balcony: 8.8 (95); 工作平台 Utility Platform: - (-)	<del>15,854,589</del> 16,647,000	<del>86,922</del> (8,077) 91,266 (8,480)	--	--	--	--	71.0 (764)	11.5 (124)	54.0 (581)	5.3 (57)	--	--
309	195.4 (2,103) 露台 Balcony: 14.6 (157); 工作平台 Utility Platform: - (-)	16,638,278	85,150 (7,912)	--	--	--	--	93.3 (1,004)	11.5 (124)	54.3 (584)	5.2 (56)	--	--
319	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>21,850,000</del> 24,035,000	<del>111,026</del> (10,316) 122,129 (11,348)	--	--	--	--	90.6 (975)	23.0 (248)	53.8 (579)	5.7 (61)	--	--
320	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>22,362,000</del> 28,800,000	<del>113,628</del> (10,558) 146,341 (13,598)	--	--	--	--	117.5 (1,265)	23.0 (248)	53.8 (579)	5.7 (61)	--	--
321	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>21,086,000</del> 23,195,000	<del>107,144</del> (9,956) 117,861 (10,951)	--	--	--	--	84.6 (911)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
322	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>19,617,000</del> 21,600,000	<del>99,680</del> (9,262) 109,756 (10,198)	--	--	--	--	78.1 (841)	11.5 (124)	53.8 (579)	5.7 (61)	--	--

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 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
323	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>19,264,000</del> 20,516,000	<del>97,886</del> (9,095) 104,248 (9,686)	--	--	--	--	80.0 (861)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
325	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>20,541,000</del> 22,595,000	<del>104,375</del> (9,698) 114,812 (10,668)	--	--	--	--	81.3 (875)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
326	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>20,572,000</del> 22,629,000	<del>104,533</del> (9,713) 114,985 (10,684)	--	--	--	--	83.0 (893)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
327	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>20,605,000</del> 22,666,000	<del>104,700</del> (9,729) 115,173 (10,702)	--	--	--	--	84.7 (912)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
328	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>19,766,000</del> 20,800,000	<del>100,437</del> (9,332) 105,691 (9,821)	--	--	--	--	86.5 (931)	11.5 (124)	53.8 (579)	5.7 (61)	--	--
329	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>22,977,000</del> 21,830,000	<del>116,753</del> (10,848) 110,925 (10,307)	--	--	--	--	140.1 (1,508)	34.5 (371)	53.8 (579)	5.7 (61)	--	--
330	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>24,587,000</del> 27,046,000	<del>124,934</del> (11,609) 137,429 (12,770)	--	--	--	--	105.5 (1,136)	34.5 (371)	53.8 (579)	5.7 (61)	--	--

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.)							前庭 Terrace	庭院 Yard	
				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
336	197.0 (2,121) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	<del>20,431,000</del> 27,500,000	<del>103,711</del> (9,633) 139,594 (12,966)	--	--	--	--	89.7 (966)	23.0 (248)	53.6 (577)	5.7 (61)	--	--
338	196.8 (2,118) 露台 Balcony: 13.2 (142); 工作平台 Utility Platform: - (-)	18,875,000	95,910 (8,912)	--	--	--	--	80.5 (867)	23.0 (248)	53.8 (579)	5.7 (61)	--	--

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 of 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，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price set out 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 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 to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

1. 301 號屋、308 號屋、319 號屋、320 號屋、321 號屋、322 號屋、325 號屋、326 號屋、327 號屋、328 號屋、329 號屋、330 號屋及 336 號屋的支付條款

1. Terms of Payment of House 301, House 308, House 319, House 320, House 321, House 322, House 325, House 326, House 327, House 328, House 329, House 330 and House 336

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後5 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後30 天內繳付。
3. 成交金額 90% 於買方簽署臨時買賣合約後第90 天繳付。

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. 5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price shall be paid on the 90th day after the Purchaser signs the preliminary agreement for sale and purchase.

2. 323 號屋及 338 號屋的支付條款

2. Terms of Payment of House 323 and House 338

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後5 個工作日內簽署買賣合約。
2. 成交金額 95% 於買方簽署臨時買賣合約後12月內繳付。

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. 95% of the Transaction Price shall be paid within 12 months after the Purchaser signs the preliminary agreement for sale and purchase.

備註：Note:

a. 有關臨時買賣合約及/或正式買賣合約及/或樓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)、上手契約鑑證本之費用、登記費用、圖則費及買方律師費包括處理、完成、簽署、釐印及登記臨時買賣合約及/或正式買賣合約及/或樓契、有關擬備、打蓋印花、登記及完成許用契(“如適用”)、大廈公契及管理合約(“大廈公契”)的適當分攤及其他有關買賣本物業之文件等費用，一概由買方負責及於成交日或之前支付。

All stamp duties (including without limitation the Ad Valorem Stamp Duty, the Special Stamp Duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) on the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the subsequent Assignment, the charges for certified copy title deeds, the registration fees, plan fees and all the Purchaser's Solicitors charges and disbursements in preparing, completing, executing, stamping and registering the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the Assignment, a due proportion of the costs for the preparation, stamping, registration and completion of the Deed of Licence ("if applicable"), the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser on or before completion.

b. 買方須在賣方交吉本物業予買方時繳付管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代本物業已支付的上述費用包括水電煤按金。

The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payment including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

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

簽署臨時買賣合約購買任何下列住宅物業之買方，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，其後不得更改):

301 號屋、308 號屋、319 號屋、320 號屋、321 號屋、322 號屋、325 號屋、326 號屋、327 號屋、328 號屋、329 號屋、330 號屋及 336 號屋

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed below shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase and must not change his choice thereafter):

House 301, House 308, House 319, House 320, House 321, House 322, House 325, House 326, House 327, House 328, House 329, House 330 and House 336

1. 現金或即時按揭(一次性付款) – 買方可享有照售價減 3% 之優惠。

1. Cash or Immediate Mortgage Payment (subject to one-off lump sum payment) – The purchaser will be entitled to a 3% discount from the Price.

(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 :**

「第二按揭」安排

買方可向賣方指定之第二按揭承按人(「第二承按人」)申請最高達成交金額之 30% 或物業估價(由第二承按人釐定)之 30%(以較低者為準)之第二按揭貸款(「第二按揭」)。第一按揭加上第二按揭總貸款額合共不得超過成交金額之 80% 或物業估價之 80% (以較低者為準)。第二按揭之最高貸款金額為港幣 600 萬元。第二按揭及其申請受以下條款及條件規限:

“Second Mortgage” Arrangement

The Purchaser may apply for a second mortgage loan (“Second Mortgage”) from any of the Vendor’s designated second mortgagee(s) (the “Second Mortgagee”) for up to a maximum loan amount equivalent to 30% of the Transaction Price or 30% of the valuation of the property (as determined by the Second Mortgagee) (whichever is lower). The total loan amount of the first mortgage and the second mortgage shall not exceed 80% of the Transaction Price or 80% of the valuation of the property (whichever is lower). The maximum loan amount of the Second Mortgage is HK\$6,000,000. The Second Mortgage and its application are subject to the following terms and conditions:

1. 買方須先獲取第一按揭銀行同意物業第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額對其每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。

1. The Purchaser shall obtained the prior consent from the first mortgagee bank to the execution of the Second Mortgage of the property, and provide sufficient documents to prove that the ratio of the total amount of monthly repayment of the first mortgage, second mortgage and any other loan to the Purchaser’s total monthly income does not exceed the latest Debt Servicing Ratio as announced by The Hong Kong Monetary Authority.

2. 第二按揭之年期不可超過 20 年或第一按揭之年期(以較短年期為準)。

2.The tenure of the second mortgage shall not exceed 20 years or the tenure of the first mortgage (whichever period is shorter).

3. 首兩年第二按揭的年利率以第二承按人引用之最優惠利率(P)減 1% (P-1%)計算。隨後第二按揭的年利率以第二承按人引用之最優惠利率(P)加 1.5% (P+1.5%)計算。最優惠利率(P)為浮動利率，於本價單日期，P 為每年 5.25%。最終按揭利率以第二承按人審批結果而定，賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述作出任何之承諾或保證。

3.For the first two years, the interest rate of the Second Mortgage shall be the Prime Rate (P) quoted by the Second Mortgagee minus 1% (P-1%). For the following years, the interest rate of the Second Mortgage shall be the Prime Rate (P) quoted by the Second Mortgagee plus 1.5% (P+1.5%). The Prime Rate (P) is subject to fluctuation. As at the date of this price list, P is 5.25% per annum. The final mortgage rate will be subject to final approval by the Second Mortgagee. No representation, undertaking or warranty whatsoever, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

買方於決定選擇此安排前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件、申請手續及服務收費。

第二按揭之條款及條件及批核條件僅供參考，第二承按人保留不時更改第二按揭條款及條件及批核條件的權利。

(i) 有關第一按揭及第二按揭之批核與否及按揭條款及條件以第一按揭銀行及第二承按人之最終決定為準，與賣家及/或第二承按人無關，且於任何情況下賣家及/或第二承按人均無需為此負責；

(ii) 賣方及/或第二承按人並無或不得被視為就第一按揭及第二按揭之按揭條款及條件及批核作出任何不論明示或隱含之陳述作出任何承諾或保證。

(iii) 所有第一按揭及第二按揭的條款及條件受制於香港金融管理局不時發出之最新指引。

(iv) 所有第二按揭之法律檔必須由第二承按人指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。

(v) 第二承按人保留批核第二按揭之最終決定權利。

The Purchaser is advised to enquire with the first mortgagee bank and Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions, application procedures and service charge(s) of the first mortgage and the second mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the second mortgage are for reference only, the Second Mortgagee reserves the rights to change the terms and conditions and approval conditions of the Second Mortgage from time to time as it sees fit.

(i) The terms and conditions and the approval of applications for the first mortgage and the Second Mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to Vendor and/or the Second

Mortgagee (who shall under no circumstances be responsible therefore);

(ii) No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor and/or the Second Mortgagee in respect of the terms and conditions and the approval of applications for the first mortgage and the second mortgage.

(iii) All terms and conditions of the first mortgage and Second Mortgage are subject to the latest guideline as may be issued by the Hong Kong Monetary Authority from time to time.

(iv) All legal documents of the Second Mortgage shall be prepared and handled by the solicitors designated by the Second Mortgagee and all relevant legal costs and disbursements shall be borne by the Purchaser solely.

(v) The Second Mortgagee reserves the absolute right to decide whether or not to approve the Second Mortgage.

(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**

請參閱 (4)(i)

Please refer to (4)(i)

(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**

請參閱 (4)(i)

Please refer to (4)(i)

(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:

賣方委任的代理：

Agent appointed by the vendor :

德潤國際地產有限公司

TAK YUN INTERNATIONAL PROPERTY CO., 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

嘉興地產有限公司

KA HING PROPERTIES CO., LIMITED

雲房網絡(香港)代理有限公司

QFANG NETWORK (HONGKONG) AGENCY LIMITED

香港地產代理商總會有限公司及其特許會員

HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED AND CHARTERED MEMBERS

安捷置業有限公司

ON JET PROPERTIES LIMITED

請注意：任何人或賣方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 or the vendor 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.edenvilla.com.hk](http://www.edenvilla.com.hk)

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